

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Sweeney and Volrich.

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie

THAT the Minutes of the Regular Council Meeting of July 13, 1976 (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS RE THE FIVE-YEAR PLAN

It was noted that a number of delegations were requesting to speak this day with respect to the Five-Year Plan which is the subject of a report from the Standing Committee on Finance and Administration. It was agreed by Council that the delegations would be heard at 2:15 p.m. and the City Clerk was requested to notify those concerned.

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UNFINISHED BUSINESS

1. Accreditation, Constitution and
By-laws of the Proposed
Employers' Organization.

Council, on July 13, 1976, deferred consideration of a Manager's Report dated June 30, 1976, regarding Accreditation, Constitution and By-laws of the Proposed Employers' Organization, to permit a delegation from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees. A further letter has been received from C.U.P.E. requesting a deferment until the Council Meeting of August 10, 1976, as Mr. Aubrey Burton, who is preparing the presentation is unable to be present this day.

The Council agreed to this further deferment.

2. Damage by Racoons to
Residential Property.

Council, on June 15, 1976 passed the following motion:

"THAT the S.P.C.A. be requested to report to Council on how the Association might deal with the problem of racoons, the report to include budgetary requirements as considered necessary."

Subsequently, the Regional Branch of the S.P.C.A. has advised that there is a jurisdictional problem between the Organization and the Fish and Wildlife Branch of the Department of Recreation and Conservation. Letters in this regard were noted by Council.

MOVED by Ald. Bowers

THAT the Council recommend to the Minister of Recreation and Conservation that the Fish and Wildlife Branch of that Department be urged to exercise its responsibility for all wildlife nuisances in the City, with the suggestion that arrangements be worked out in co-operation with the Vancouver Regional Branch of the Society for the Prevention of Cruelty to Animals, to find a solution to the continuing problem.

- CARRIED UNANIMOUSLY

3. Copywriting Vancouver's Setting.

This item was deferred, pending a slide presentation this afternoon.

UNFINISHED BUSINESS (Cont'd)

4. "Locked-in" Lots at 1455
and 1491 East Broadway.

Council, on July 13, 1976, deferred consideration of the Manager's report dated June 25, 1976, on the matter of "Locked-in" Lots at 1455 and 1491 East Broadway, to permit the property owners, developers and the Planning Department to enter into further negotiations. A representative of the Planning Department advised that he had met with the parties concerned and suggested the following two alternatives to them:

- (1) Subdivide a portion of the site proposed for the new apartment to increase the size of Mr. Bruno's property to 6000 sq. ft. minimum which would then allow him to develop this site with an apartment at a future date.
- (2) Exchange the easterly-most house in the proposed apartment site with Mr. Bruno's house which would then create a 66' wide lot at the easterly end of the block which could in the future be developed as an apartment. This would get rid of the locked-in lot problem for both Mr. Bruno and Mr. and Mrs. Dobrowolski.

After further discussions, the Planning Department was advised that agreement does not appear possible.

MOVED by Ald. Cowie

THAT no further action be taken with respect to the "locked-in" lots at 1455 and 1491 East Broadway and, therefore, the proposed development proceed in the normal manner.

- CARRIED

(Ald. Bowers, Boyce and Kennedy opposed)

COMMUNICATIONS OR PETITIONS

1. Pee Wee National Lacrosse
Tournament. Request for
Grant and Souvenirs.

The Vancouver Burrard Lacrosse Club (Minor), in a letter dated July 14, 1976, requested a grant of \$500 to assist the team in travelling to St. Catherines, Ontario, to participate in a National Tournament. The Club also requested approximately 120 souvenirs for exchange purposes.

MOVED by Ald. Bird

THAT a grant of \$500 to the Vancouver Burrard Lacrosse Club (Minor) be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT no action be taken with respect to the grant request but the Mayor's office arrange to supply approximately 120 lapel pins.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Condition of Lane West of
Lincoln between 43rd & 45th Aves.

MOVED by Ald. Harcourt

THAT the request by a number of petitioners to appear before Council concerning the lane west of Lincoln between 43rd and 45th Avenues, be granted, when the City Engineer submits a report on the matter.

- CARRIED UNANIMOUSLY

3. Request that City host a Dinner
at the 1976 Annual Conference.

A letter, dated July 9, from the Canadian Association for Young Children was noted, requesting that the City host a dinner on November 4, 1976, in regard to a Symposium being held during the organization's Annual Conference.

Council, on May 13, 1976, took no action on an earlier request from the organization that the City host a luncheon at an estimated cost of \$10,400.

MOVED by Ald. Marzari

THAT the City host a dinner for the Canadian Association of Young Children at a cost not exceeding \$300.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT no action be taken with respect to the Canadian Association for Young Children's request.

- CARRIED

(Ald. Marzari opposed)

4. Kitsilano Tidal Pool Replacement
- Choice of Architect.

Council noted a letter from the Park Board, under date of July 12, 1976, requesting that Council instruct the Director of Legal Services to prepare an architect's agreement between Ronald Howard, Architect, and the City of Vancouver, on behalf of the Vancouver Board of Parks and Recreation, with respect to the design of the Kitsilano Pool Replacement.

MOVED by Ald. Harcourt

THAT the Park Board and the Medical Health Officer, be requested to appear before Council on the matter of the Kitsilano Pool and, in particular, to discuss with Council the question of alternative proposals to replacing the pool.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Downtown Traffic Control System.

The Council noted a letter dated July 19, 1976, from Hazlewood & Company, who are solicitors for a firm of transportation consultants. It was stated in the letter that the firm has devised a plan to solve the City's rush-hour traffic problem, a system guaranteed to cut down commuter traffic by 50%, make Hydro buses less unprofitable and eliminate the need for a proposed ferry crossing between the North Shore and Downtown. The writer indicated that it would cost the City no more than two million dollars to implement.

It was requested of Council that a delegation appear at a future 'In Camera' meeting to further discuss the proposal.

MOVED by Ald. Kennedy

THAT the delegation request be granted, but at an Open Council Meeting.

- (amended)

MOVED by Ald. Harcourt (in amendment)

THAT the following words be added to the motion by Alderman Kennedy "after meeting and discussing the scheme with the City Engineer".

- CARRIED

(Ald. Cowie, Kennedy, Sweeney and Volrich opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and CARRIED.

"THAT the delegation request be granted, but at an Open Council Meeting, after meeting and discussing the scheme with the City Engineer"

(Ald. Bowers and Cowie opposed)

6. Citizens Coalition on Transportation

Under date of July 16, 1976, the Citizens Coalition on Transportation submitted a letter requesting an opportunity to appear before Council to discuss its concerns about the lack of comprehensive planning for transportation in the Lower Mainland.

MOVED by Ald. Volrich

THAT the delegation request be granted but that copies of the organization's brief be made available to the City Engineer well in advance of the presentation.

- CARRIED UNANIMOUSLY

7. Development of Hastings Street
East Collective Parking Lot.

The Council noted a letter from Mr. Joseph Funaro of Joseph Funaro Holdings Ltd., objecting to a decision of Council on July 13, 1976, not to approve his re-zoning application, for reasons stated in the Manager's Report of July 9, 1976. Mr. Funaro requested that Council reconsider its decision and refer the matter to a Public Hearing.

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COMMUNICATIONS OR PETITIONS (Cont'd)

Development of Hastings East
Collective Parking Lot. (Cont'd)

MOVED by Ald. Volrich

THAT Mr. Funaro meet with the Director of Planning on this matter, with the understanding that there will be substantial changes made to his original development proposal;

FURTHER THAT Mr. Funaro obtain a consensus from all firms who have contributed to the payment of the collective parking lot which is the subject site.

- CARRIED UNANIMOUSLY

8. Clarification of Provincial
Government Policy - Housing.

It was agreed that the letter from the Mayor, under date of July 22, 1976, re clarification of the Provincial Government's policy on certain housing matters be considered later in the meeting, as the matter of Family Housing is the subject of a report from the City Manager.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JULY 23, 1976

Works & Utility Matters
(July 23, 1976)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Private Crossing Over CPR Tracks to the N/E Sector Works Yard
- Cl. 2: Contract No. 762 for Construction of Storm and Sanitary Sewers, Phase I - Champlain Heights Development
- Cl. 3: Tender No. 39-76-2 - Trucks
- Cl. 4: Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment
- Cl. 5: Special Relief - Lane Pavement Local Improvements
- Cl. 6: Undergrounding Project - Connection Rate
- Cl. 7: Tender Awards
- Cl. 8: Tender No. 766 - Curbs, Pavement and Street Surfacing
- Cl. 9: West End Community Centre - Removal of Street Tree

Clauses 1 - 4 (inclusive)

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Special Relief - Lane Pavement
Local Improvements.
(Clause 5)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Cont'd.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(July 23, 1976) (Cont'd)

Special Relief - Lane Pavement
Local Improvements (Cont'd)

MOVED by Ald. Bowers

THAT the City Manager be requested to submit a report to Council on the possibility of deferring Local Improvements Taxes as proposed in this clause.

- CARRIED UNANIMOUSLY

Clauses 6 and 7.

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in Clause 6 be approved, and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

Tender No. 766 - Curbs, Pavement
and Street Surfacing.
(Clause 8)

It was agreed to defer this Clause until after the Court of Revision scheduled for later this day. (See page 18)

West End Community Centre -
Removal of Street Tree.
(Clause 9)

MOVED by Ald. Volrich

THAT the boulevard tree on the south side of Haro Street, in the area of the West End Community Centre Complex, referred to in the report, be removed as soon as possible.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(July 23, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Operating and Capital Equipment Budgets - Ray-Cam Community Centre
- Cl. 2: Preventive Health Measures for Vancouver - Fluoridation of Water Supply
- Cl. 3: Special Program for Preschoolers with Delayed Speech
- Cl. 4: Preventive Health Measures for Vancouver - Perinatal Health Project

Operating and Capital Equipment
Budgets - Ray-Cam Community Centre.
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendations of the Director of Social Planning as contained in this clause be approved:

FURTHER THAT the recommendations A to D of the City Manager be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Social Service and Health Matters
(July 23, 1976) (Cont'd)

Preventive Health Measures for Vancouver
- Fluoridation of Water Supply
(Clause 2)

In considering this clause the Council was advised that the Pure Food Guild of British Columbia is requesting to appear as a delegation, however Council did not accede to the request at this time.

MOVED by Ald. Bowers

THAT the Council request the Provincial Government to approve alternative 'A' as contained in this report, or failing approval, alternative 'B'.

- LOST (tie-vote)

(Ald. Bird, Harcourt, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Kennedy

THAT alternative 'C' as contained in this clause, be approved.

- CARRIED

(Ald. Sweeney opposed)

Special Program for Preschoolers
with Delayed Speech.
(Clause 3)

MOVED by Ald. Volrich

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Preventive Health Measures for
Vancouver - Perinatal Health Project.
(Clause 4)

MOVED by Ald. Bowers

THAT Council approve the recommendation of the Medical Health Officer, as contained in this clause, on the understanding that the Provincial Government will agree to pay, as soon as possible, 50% of the costs involved and, in any event, no later than April 1, 1977;

FURTHER THAT the program not commence until this Government cost-sharing is confirmed.

- (carried unanimously)

MOVED by Ald. Volrich

THAT consideration of this matter be deferred in the meantime, pending a commitment from the Provincial Government on cost-sharing.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 23, 1976)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Repeal of District Schedules from the Zoning and Development By-law No. 3575, which have been replaced by new District Schedules
- Cl. 2: Allocation of Kitsilano NIP Funds - Equipment for the Kitsilano Area Child Care Society
- Cl. 3: Strathcona Rehabilitation Project - Proposed Additions, Administrative Costs - SPOTA (March 1975 to April 1976)
- Cl. 4: Family Housing - Apartment Form
- Cl. 5: Strata Title Conversion Application - 1575 Beach Avenue
- Cl. 6: 1931-1933, 1937, 1943 and 1949 Creelman Avenue
- Cl. 7: 1055 West 41st Avenue - D.P.A. #68796 - One-Family Dwelling District Schedule

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Strathcona Rehabilitation Project -
Proposed Additions, Administrative
Costs - SPOTA (March 1975 - April 1976)
(Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the Director of Planning, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Family Housing - Apartment Form
(Clause 4)

In considering this clause, the Council noted a communication from the Mayor, dated July 22, 1976, as a result of a discussion held with the Deputy Minister of Housing, on the clarification of the Provincial Government's policy on low-income families and low-cost rental accommodation.

MOVED by Ald. Bird

THAT the City not proceed with any proposal calls at this time until funding from the Federal and Provincial Governments is clarified.

- CARRIED UNANIMOUSLY

Strata-Title Conversion Application
1575 Beach Avenue.
(Clause 5)

MOVED by Ald. Volrich

THAT the recommendations of the Director of Social Planning as contained in this clause, be approved.

- CARRIED

(Ald. Harcourt and Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(July 23, 1976) (Cont'd)

1931-1933, 1937, 1943 and
1949 Creelman Avenue
(Clause 6)

MOVED by Ald. Volrich

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

1055 West 41st Avenue - D.P.A. #68796 -
One-Family Dwelling District Schedule.
(Clause 7)

At the request of the Director of Planning and the City Manager, the Council agreed to withdraw this clause.

Licenses and Claims Matters
(July 23, 1976)

Legal Expenses: P.C. Singh
and P.C. Musgrave.
(Clause 1)

The Council agreed to consider each claim separately, with the following result:

MOVED by Ald. Bird

THAT payment of the account, in the sum of \$4,513.55, submitted by Mr. M. Mulligan for services rendered in representing Constable D.B. Singh, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

THAT payment of the account, in the sum of \$20,000, submitted by Mr. J. Hogan for services rendered in representing P.C. Musgrave, be approved.

- CARRIED

(Ald. Bowers, Cowie and Volrich opposed)

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The Council recessed at 10.50 a.m., and,
following an 'In Camera' meeting in Committee
Room No. 3., reconvened in open session in
the Council Chamber at approximately 11.40 a.m.

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At this point in the Meeting the Agenda
was varied to deal with the following:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(July 8, 1976)

Chinese Cultural Centre Project
(Clause 5)

In considering this clause the Council noted a letter from the Chinatown Historic Area Planning Committee, dated July 22, 1976, supporting the Cultural Centre and the proposed garden/park development to be associated with it. The letter stressed some concern regarding the adjacent industrial uses of False Creek.

MOVED by Ald. Bowers

THAT the letter from the Chinatown Historic Area Planning Committee be received, and the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 23, 1976)

Harcourt Development Ltd.
(Clause 4)

MOVED by Ald. Bowers

THAT the developers be informed that the City will not grant a ninety-day extension to continue negotiations, as requested.

- CARRIED UNANIMOUSLY

HARBOUR PARK SITE - DELEGATION

Council agreed to hear a delegation from the "Save the Entrance to Stanley Park" Committee and Dr. D. Somerset, a member of the Committee filed a brief on possible desirable features that might be included on the site and urging Council to unite in its determination to hold, preserve and develop the site in question. The brief concluded with a request that ballot be a simple direct question as follows:

"Do you wish to retain in the public domain
the City of Vancouver's present ownership
of the Harbour Park site between Gilford and
Denman Streets?"
YES _____ NO _____

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 23, 1976) (Cont'd)

Harbour Park Site
(Clause 3)

MOVED by Ald. Boyce

THAT recommendation 'D' in this clause be approved, after adding the following words 'and to discuss development proposals'.

- CARRIED

(Ald. Bowers, Cowie and the Mayor opposed)

MOVED by Ald. Bowers

THAT recommendations 'A' and 'B' in this clause be approved.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy

THAT recommendations 'C' and 'F' in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce

THAT the City Manager, with the appropriate officials and the Park Board, consider the matter of possible uses of the Harbour Park site, other than for park purposes, and report to Council prior to the plebiscite being held.

- CARRIED

(Ald. Bird opposed)

MOVED by Ald. Marzari

THAT the Finance and Administration Committee examine an appropriate and fair evaluation of the property, taking into consideration the comments made in Council this day.

- CARRIED

(Ald. Bowers opposed)

MOVED by Ald. Kennedy

THAT the following wording of the ballot, as proposed by the Save the Entrance to Stanley Park Committee, be approved in principle, after the inclusion of the amount involved, and the appropriate City officials report on the legality of this wording.

"Do you wish to retain in the public domain
the City of Vancouver's present ownership
of the Harbour Park site between Gilford
and Denman Streets?"

- CARRIED

(Ald. Sweeney opposed)

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The Council recessed at 12:30 p.m., to reconvene
following the Special Council (Court of Revision)
scheduled for 2:00 p.m.

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The Council reconvened in the Council Chamber at 2:05 p.m.
with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(July 23, 1976)

The Council considered this report which contains two
clauses identified as follows:

- Cl. 1: False Creek Transit Service
- Cl. 2: Transit Matters - Park 'n' Ride Bus Service during
PNE, Marine Drive Service, Stops on Robson Street

False Creek Transit Service
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in
this clause, be approved; however, the Mayor write to B.C. Hydro
urging it to assume transit costs with respect to the foregoing
service, without imposing the transit subsidy on the occupants
of False Creek.

- CARRIED

(Ald. Sweeney opposed)

Transit Matters - Park 'n' Ride
Bus Service during P.N.E.,
Marine Drive Service, Stops on
Robson Street.
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in
this clause, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

3. Copywriting Vancouver's Setting.

Mr. Charles B. Dobson, appeared before Council showing films
on the matter of copywriting Vancouver's setting, following which
Mr. Dobson was thanked for his presentation and no further action
was taken.

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Report of Standing Committee on
Finance and Administration.
(July 15, 1976)

1977-81 Five-Year Plan
(Clause 4)

In connection with the Council's decision to submit a Five-Year Capital Expenditure Plan for 1977-1981 to the electorate in the Fall elections, and report in respect thereto submitted by the Finance and Administration Committee under date of July 15, 1976, recommending the number of questions to be submitted and on which particular subjects, including amounts; the following appeared, primarily supporting a request for an increased allocation for housing from \$2,000,000 proposed in the Finance Committee's report, to \$10,000,000. Most of these delegations requested further study of the whole matter:

- Hastings Sunrise Action Council,
- Grandview Tenants' Association,
- Fairview Tenants' Association,
- Downtown Eastside Residents' Association,
- Committee of Progressive Electors,
- Community Planning Association of Canada,
- Renters United for Secure Housing.

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MOVED by Ald. Harcourt

THAT the amount to be allocated for housing in the Five-Year Plan, and the breakdown, be referred to the next meeting of the Standing Committee on Housing and Environment for report.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Sweeney

THAT the \$2 million for housing, recommended by the Committee, be increased to \$10 million.

- LOST

(Ald. Bowers, Boyce, Cowie, Kennedy, Volrich and
the Mayor opposed)

MOVED by Ald. Bird

THAT the \$2 million for housing, in recommendation 'A' be increased to \$5 million, and therefore the total amount of the Plan be amended to read \$58,500,000.

- CARRIED

(Ald. Bowers, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Cowie

THAT the \$5 million allocated for housing be referred to the Standing Committee on Housing and Environment for detailed allocation.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

1977-81 Five-Year Plan
(Clause 4) (Cont'd)

MOVED by Ald. Cowie

THAT the Neighbourhood Improvement Program of \$2,500,000 be submitted as a separate question rather than included with housing.

- CARRIED

(Ald. Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Boyce

THAT the allocation of \$300,000 for libraries be included as a question with N.I.P., rather than with Parks and Recreation.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, and Sweeney opposed)

In considering this clause, the Council noted a memorandum from the City Clerk recommending against presenting three separate questions on the one ballot paper for reasons stated. The City Clerk, therefore, recommended three separate ballots.

MOVED by Ald. Bowers

THAT recommendation 'C' in the Committee's report be amended to read as follows:

"THAT Council approve the 1977-81 Five-Year Plan being placed on a single ballot with four separate questions as follows:

- (i) Parks and Recreation and Library,
- (ii) Engineering and Fire Halls,
- (iii) Housing,
- (iv) Neighbourhood Improvement Program."

- CARRIED

(Ald. Sweeney opposed)

Underlining denotes amendment.

MOVED by Ald. Volrich

THAT recommendation 'A' as amended, and recommendations 'B' and 'E', be approved;

FURTHER THAT the communication from the City Clerk, dated July 26, 1976, be received.

- CARRIED UNANIMOUSLY

Finance Matters
(July 23, 1976)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival
- Cl. 2: Jericho Beach Park - Development Funds
- Cl. 3: Harbour Park Site
- Cl. 4: Harcourt Development Ltd.
- Cl. 5: City Overage Pension Fund - Annuity Scheme
- Cl. 6: Funds for Community Recreation Space in Champlain Heights Elementary School
- Cl. 7: B.C. Pavilion, P.N.E.
- Cl. 8: Stenographic Position - Comptroller of Accounting

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters

(July 23, 1976) (Cont'd)

Attendance of the Vancouver Fire
Department Band at the Penticton
Peach Festival.

(Clause 1)

MOVED by Ald. Cowie,

THAT the following be approved, as a cost to the City:

a) By Charter Bus (Surrey Bus Service)	\$720
b) Driver Accommodation	25
c) Lunch while Travelling	<u>70</u>
	\$815

- LOST (tie-vote)

(Ald. Bowers, Harcourt, Kennedy, Marzari and Volrich opposed)

MOVED by Ald. Bowers

THAT the Fire Department Band provide their own transportation in attending the Penticton Peach Festival, and the City provide a subsidy of \$15 each to cover the cost of gasoline, at a total cost of \$525.

- CARRIED UNANIMOUSLY

Clauses 2, 5 and 8.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 2, 5 and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

For Council action on clauses 3 and 4 see pages 12 and 11, respectively.

Funds for Community Recreation Space
in Champlain Heights Elementary School
(Clause 6)

MOVED by Ald. Bowers

THAT the 1976 Champlain Heights Capital Budget be increased by \$125,000 so that the Park Board may provide an additional 2,500 square feet of community recreation space in Champlain Heights Elementary School. The source of funds for this is to be the Champlain Heights Interim Financing Reserve;

FURTHER THAT the space requirement for the community centre to be provided in the community services complex for Areas E and F of Champlain Heights, be reduced by 2,500 square feet to approximately 19,500 square feet.

- CARRIED UNANIMOUSLY

B.C. Pavilion, P.N.E.
(Clause 7)

MOVED by Ald. Bowers

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(July 23, 1976)

Four Day Week - Turn Down
 Traffic Volume.
(Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Cowie and Marzari opposed)

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The Council recessed at 3.50 p.m. to reconvene
 in the Council Chamber at approximately 4.05 p.m.

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Property Matters
(July 23, 1976)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Offer to Purchase City-owned Lot - N/W Corner Prior Street and Jackson Avenue
- Cl. 2: Demolition - 3235 Point Grey Road
- Cl. 3: Sale of Property - N/S Pender Street between Woodland and Commercial Drives
- Cl. 4: Demolition of Improvements - 511 East Georgia
- Cl. 5: Strathcona Rehabilitation Project - Lease and Landscaping of an Area on Gore Avenue
- Cl. 6: Extension of Lease for Parking Purposes - E/S Fir Street between 6th and 7th Avenues
- Cl. 7: Antoinette Lodge - 535 East Cordova - Amendment to Occupancy Criteria and Hiring of Staff
- Cl. 8: Demolition of Vacant Building - 3293 Findlay

Offer to Purchase City-owned Lot -
 N/W Corner Prior St. and Jackson Ave.
(Clause 1)

Council was advised that Pastor Annie Girard has requested to again appear as a delegation on this matter.

MOVED by Ald. Bird

THAT the delegation request not be granted and the clause be received for information.

- CARRIED

(Ald. Marzari and Volrich opposed)

Clauses 2 - 8 inclusive

MOVED by Ald. Bird

THAT clause 2 be received for information, and the recommendations of the City Manager, as contained in clauses 3, 4, 5, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

- B. Temporary Closure of Alexander Street
for Gastown Farmer's Market.

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

- C. Street Closure in Gastown
to Accommodate a Bicycle Race.

MOVED by Ald. Bowers

THAT the Gastown Merchants' Association's request to close
certain streets in Gastown to vehicular traffic on Monday, August
2, 1976, from 12:00 mid-day until 6:00 p.m. to accommodate a
bicycle race be granted, subject to the conditions outlined in the
report.

FURTHER THAT a grant to cover service costs involved, in the
amount of approximately \$1300 be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

- D. Sale of Property - S/S 18th Avenue
West of Renfrew W/S Howe -
between Pacific and Drake Streets.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

Works and Utility Matters
(July 23, 1976)

Tender No. 766 - Curbs, Pavement
and Street Surfacing.
(Clause 8)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

- E. Jericho/Locarno Area -
Blocks 129 & 130, D.L.540.

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Planning and Development,
July 8, 1976

The Council considered this report of the Committee which contains seven clauses identified as follows:

- Cl. 1A: Monthly Status of Rezoning Applications
- Cl. 1B: Status of Processing Development Permit Applications
- Cl. 2: D.P.A. #73755 - North Foot of Cambie Street Manatee Charters
- Cl. 3: D.P.A. #74301 - 2775 Commissioner Street Columbia Containers
- Cl. 4: Fairview Slopes - Continuing Community Involvement
- Cl. 5: Chinese Cultural Centre Project
- Cl. 6: Future Use of Gabriola Mansion
- Cl. 7: Central Waterfront Zoning

Clauses 1A, 1B, 2, 3 and 7

MOVED by Ald. Bowers,
THAT Clauses 1A, 1B, 2, 3 and 7 be received for information.

- CARRIED UNANIMOUSLY

Fairview Slopes - Continuing
Community Involvement (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved and that the appreciation of the Council be extended to the Committee for its work to date.

- CARRIED UNANIMOUSLY

Chinese Cultural Centre
Project (Clause 5)

For Council action on this Clause, see page 11.

Future Use of Gabriola
Mansion (Clause 6)

In considering this Clause, the Council noted a memorandum from the Chairman advising that, as a result of further discussions on the matter, Dominion Construction has indicated it is not interested in the rezoning proposal recommended by the Committee. Therefore, the Chairman requested to withdraw the Committee's recommendation in this Clause and substitute the following:

- "(a) THAT the Director of Planning prepare a rezoning proposal for the block bounded by Davie, Cardero, Pendrell and Nicola Streets, and refer this to a Public Hearing.
- (b) THAT the rezoning permit a F.S.R. of 1.5 on the whole block, but permit the unused F.S.R. over the Gabriola Mansion and its adjoining open space to be transferred to the northerly half-block.
- (c) THAT the rezoning permit the use of the Gabriola Mansion as a restaurant."

MOVED by Ald. Bowers,
THAT the foregoing recommendations as quoted above be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee
on Finance & Administration,
July 15, 1976

Administration of the City
of Vancouver (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Kennedy and Marzari opposed to recommendation A)

III. Report of Standing Committee
on Finance & Administration,
July 15, 1976

The Council considered this report of the Committee which
contains six clauses identified as follows:

- Cl. 1: Metropolitan Co-operative Theatre Society - Grant
- Cl. 2: Improvements to Services - Harbour Ferries Marina
- Cl. 3: 'Poser' and 'Reser' Expenditures - 1975
- Cl. 4: 1977-81 Five-Year Plan
- Cl. 5: Five-Year Capital Borrowing Program - Advertising
- Cl. 6: Policy on Matter of Renewal of Grant Applications

Metropolitan Co-operative Theatre
Society - Grant (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee be amended and
then approved as follows:

"THAT Council approve a matching grant to the Metropolitan
Co-operative Theatre Society of up to one-half of the
outstanding taxes as of this date. The grant to apply
only after the City is in receipt of the organization's
matching amount."

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(Underlining denotes
amendment)

Clauses 2, 5 and 6

MOVED by Ald. Volrich,
THAT Clauses 2, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

'Poser' and 'Reser' Expenditures
1975 (Clause 3)

MOVED by Ald. Volrich,
THAT this Clause be received for information after striking
out the word 'feasibility' in recommendation C and substituting
the word 'desirability' in lieu thereof.

- CARRIED UNANIMOUSLY

1977-81 Five Year Plan
(Clause 4)

For Council action on this Clause, see pages 14 and 15.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee
on Community Services,
July 15, 1976

The Council considered this report of the Committee which contains five clauses identified as follows:

- Cl. 1: Liquor Permit Application - 1133 West Hastings
- Cl. 2: Pub Vote Results - 3590 West 41st Avenue
- Cl. 3: 'Dance Machine' - 887 Seymour Street
- Cl. 4: Grandview Youth Recreation Program
- Cl. 5: Day Care Centres

Clauses 1, 2, 3 and 4

MOVED by Ald. Marzari,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

(Clause 4 was Carried Unanimously and by the Required Majority)

Day Care Centres
(Clause 5)

MOVED by Ald. Cowie,

THAT recommendations A, B, D and E of the Committee contained in this Clause be approved and recommendation C be referred to the Director of Planning for review.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
July 15, 1976

The Council considered this report of the Committee which contains five clauses identified as follows:

- Cl. 1: Kitsilano Area Planning Program - West Broadway
Plan Economic Study and Rezoning
- Cl. 2: Detailed Design Guidelines - Parking Areas
Downtown District
- Cl. 3: D.P.A. #74106 - 2025 Commissioner Street
- Cl. 4: University Non-Profit Building Society
Area 6, Phase I, False Creek
- Cl. 5: Fairview Slopes - Legal Non-Conforming Uses

Clauses 1 and 3

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Detailed Design Guidelines - Parking
Areas Downtown District (Clause 2)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this Clause be approved and when the Association presents its submission to the Committee, the City Engineer be directed to report on the matter.

- CARRIED

(Alderman Cowie opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
July 15, 1976 (cont'd)

University Non-Profit Building
Society, Area 6, Phase I, False
Creek (Clause 4)

MOVED by Ald. Bowers,

THAT this Clause be received for information after deleting the words 'and University Non-Profit Building Society' from resolution A.

- CARRIED UNANIMOUSLY

Fairview Slopes - Legal Non-
Conforming Uses (Clause 5)

MOVED by Ald. Bowers

THAT the recommendation of the Committee be amended and then approved as follows:

"THAT the following policy relating to existing legal non-conforming uses in Fairview Slopes be adopted for inclusion in the Fairview Slopes Policy Plan:

Policy: The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is, or is altered to be, compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Director of Planning, the Development Permit Board or the Board of Variance as the case may be. Proposals to convert only part of a legal non-conforming building should not be prohibited but generally be discouraged as this has the effect of extending the life of the remaining incompatible use."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

VI. Report of Special Committee
re U.N. Conference,
July 27, 1976

Disposition of Roof Panels -
Habitat Pavilion

MOVED by Ald. Kennedy,

THAT recommendations A and B of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 28, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONSA. Allocation of Land for Lane Purposes
(27 East 26th Avenue)MOVED by Ald. Bird,
SECONDED by Ald. Cowie,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 27 of Lot 1, Blocks 1 to 9 and 12 to 14, District Lot 631, Plan 1483. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 5, 1976, and marginally numbered LF 7763, a print of which is attached hereto

27 East 26th Avenue;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSAlderman Volrich -
Level Crossings

referred to a recent letter received on the potential danger on B.C. Hydro level crossings. He requested that the City Engineer discuss the matter with the Ministry of Transport and B.C. Hydro and report back to Council with recommendations on implementing safety measures. The Mayor so agreed.

Alderman Volrich -
Tow Away from City-owned
Parking Lots

referred to the practice of persons having their vehicles towed away from City-owned parking lots and specifically the parking lot adjacent to the new court building at 222 Main Street. He suggested that a report be prepared on present towing arrangements with the towing company and a list of all City-owned lots with a view to tow aways not being permitted.

The Mayor asked the Manager's Administrative Assistant to report specifically on the City-owned lot adjacent to the court building.

Alderman Boyce -
Boulevard Signs

referred to the increasing proliferation of real estate and election signs on boulevards and enquired if enforcement could be more strict in this regard. The enquiry was directed to the Director of Permits and Licenses.

Regular Council, July 27, 1976 25

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney -
Tax Payment Penalties

referred to the scale of penalties in respect of payment of taxes and cited a particular incident. It was suggested the Finance Committee discuss the matter of penalty schedules at a future meeting. The Mayor so agreed.

Alderman Kennedy -
Sidewalk Signs

referred to a number of signs on sidewalks and in particular the Studio sign on Davie Street. The Mayor suggested the Alderman take the matter up with the Director of Permits and Licenses.

- - - - -

The Council adjourned at approximately 5:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 27, 1976, adopted on August 10, 1976.

A. Phillips
MAYOR

B. N. L. L. L.
CITY CLERK

Manager's Report, July 23, 1976 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Private Crossing Over C.P.R. Tracks to the N.E. Sector Works Yard

The City Engineer reports as follows:

"In order to provide motor vehicle access to the above yard, a private crossing over the C.P.R. spur track on the north side of Commissioner Street is required. To obtain this crossing, it is necessary for the City to enter into a private crossing agreement with the C.P.R.

I RECOMMEND that the Director of Legal Services be authorized to execute an agreement satisfactory to himself and the City Engineer covering the above crossing."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Contract No. 762 for Construction of Storm and Sanitary Sewers, Phase I - Champlain Heights Development

The City Engineer reports as follows:

"Tenders for the above were opened on July 19, 1976, and referred to the City Engineer for report.

Funds for the sewer construction included in this contract are provided in the Champlain Heights Capital Budget approved by Council on June 15, 1976.

Five tenders were received as follows:

BIDDER	Tender Price Section B Based on Unit Prices	Tender Price Section B Lump Sum Price	Discount If Awarded Both Sections	Total Tendered Price
United Contractors Ltd.	\$642,274.50	\$218,188.00	\$10,000.00	\$850,462.50
Donmac Contractors Ltd.	\$732,327.06	\$232,944.69	NIL	\$965,271.75
H.B. Contracting Ltd.	\$829,021.35	\$244,160.00	\$5,000.00	\$1,068,181.35
Gosal Bros. Contracting Ltd.	\$756,896.04	\$400,000.00	\$1.00	\$1,156,895.04
City of Vancouver	\$881,041.00	\$292,500.00	\$5,000.00	\$1,168,541.00

All tenders (with the exception of the City's) were accompanied by the required bid bonds. All tenders have been checked for arithmetic errors and corrected where necessary in all cases where unit prices form the basis for payment.

The City Engineer RECOMMENDS that Contract No. 762 for Construction of Storm and Sanitary Sewers for Phase 1 of Champlain Heights be awarded to United Contractors Ltd. at a total cost of \$850,462.50 based on tendered unit and lump sum prices."

The City Manager RECOMMENDS that the foregoing report be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Tender No. 39-76-2 - Trucks

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened on April 12, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

Manager's Report, July 23, 1976 (WORKS - 2)

Clause 3 Cont'd

A working copy of the tabulation is on file in the Office of the Purchasing Agent. This tender called for 15 items. This report deals only with Items 12, 13, 14 and 15, as these are being awarded to International Harvester Co. and have an aggregate total in excess of \$100,000.

Funds for these purchases are provided for in the Truck Plant Replacement Account.

Item 12 - 32000 GVW Conventional Cabs and Chassis

Three bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for four (4) IHC Model 1800 Cab and Chassis at a total cost of \$47,312.36 (\$11,828.09 each) plus 7% Provincial Sales Tax (PST).

Item 13 - 32000 GVW Tilt Cab and Chassis

Four bids were received.

Automatic transmission and a longer wheelbase were requested as options but are standard equipment for one truck for sanitation use.

Bid No. 1 from Rod McCallum does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for six IHC Model C01810B Cab and Chassis at a total cost of \$77,290.78 (\$12,290.18 each + \$2,077.60 for automatic transmission for one + \$178.50 for longer wheelbase for one + \$431.20 for 2-speed rear axle for three) plus 7% PST.

Item 14 - 48000 GVW Tilt Cab and Chassis

Four bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for four IHC Model C0F1950B Cab and Chassis at a total cost of \$95,095.76 (\$23,967.23 each less \$773.16 for standard transmission and shorter wheelbase for one chassis) plus 7% PST.

Item 15 - 49000 GVW Conventional Cab and Chassis

Four bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

Bid No. 2 from Pacific GMC does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 3) to meet specifications for two IHC model F2050A Cab and Chassis at a total cost of \$47,339.48 (\$23,669.74 each) plus 7% PST."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment

The City Manager submits the following report of the City Engineer.

"On April 30, 1974, City Council approved the transfer of \$646,000 from the Truck and Equipment Replacement Reserves to the Reserve for the Purchase of Additional Trucks and Heavy Equipment. At the same time, \$246,000 was specifically allocated for the purchase of additional equipment in order to reduce outside rental costs. The remaining \$400,000 was allocated to specific equipment purchases after a survey had been made to determine which type of equipment would produce the largest dollar savings in rental costs.

Cont'd . . .

Clause 4 Cont'd

The survey showed that there were seven different types of equipment that made up most of the rental dollar costs. Of these, only five types of equipment were rented on a regular enough schedule to justify City ownership. These are:

- 1. Tandem Axle Dump Trucks
- 2. Hydraulic Cranes
- 3. Large Hydraulic Backhoes
- 4. Small Hydraulic Backhoes
- 5. Vibrating 28" Rollers

The following table shows the amount of rental by type in machine years since 1973.

<u>Equipment Type</u>	<u>Rental in Machine Years</u>			
	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976*</u>
1. Tandem Axle Dump Trucks	9.4	17.2	24.7	22.5
2. Hydraulic Cranes	2.9	2.8	1.6	1.6
3. Large Hydraulic Backhoe	2.0	2.7	2.1	1.8
4. Small Hydraulic Backhoe	4.9	6.1	7.3	7.2
5. Vibrating 28" Rollers	-	-	5.6	6.0

(*Extrapolated from 4 months data).

Rental of equipment allows for flexibility in fleet size. The tandem axle dump trucks and the small hydraulic backhoes are rented on a day to day basis complete with operator.

The largest dollar savings can be made by ownership of the following construction equipment: large hydraulic backhoes, hydraulic cranes, tandem axle dump trucks, and 28" vibrating rollers. Based on 1976 costs, annual savings of ownership versus rental are as follows:

- 1. One Large Hydraulic Backhoe \$16,800/machine annually
- 2. One Hydraulic Crane \$ 5,700/machine annually
- 3. Six Tandem Dump Trucks \$ 3,400/machine annually
- 4. Five 28" Vibrating Rollers \$ 600/machine annually

The next five-year forecast for Sewer and Waterworks construction is in the same order as the last five years. Therefore, the future work load can support an increase in fleet size. Also, there are planned replacements of existing City-owned hydraulic backhoes, hydraulic cranes and tandem axle dump trucks within the next 2 to 5 years which will allow the fleet to be reduced in size if the work load is not able to support the fleet size after five years.

This report recommends the purchase of one large hydraulic backhoe (the upgrading of a 3/4 yard hoe to a 1-1/2 yard hoe), an hydraulic crane, six tandem axle dump trucks and five 28" vibrating rollers. Estimated annual savings of City ownership versus rental of this equipment is approximately \$45,900 annually.

The City Engineer RECOMMENDS that funds be allocated from the \$450,000 Reserve for the Purchase of Additional Trucks and Heavy Equipment as follows:

- (a) \$95,000 for the upgrading of one existing cable backhoe to a large hydraulic backhoe.
- (b) \$80,000 for the purchase of one hydraulic crane.
- (c) \$210,000 for the purchase of six tandem axle dump trucks.
- (d) \$22,500 for the purchase of five 28" vibrating rollers."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

Manager's Report, July 23, 1976 (WORKS - 4)

5. Special Relief - Lane Pavement Local Improvements

The City Engineer reports as follows:

"On 13 May, 1976, Council sat as a Court of Revision and as Council to consider a number of local improvements by petition, including:

Lane Paving, lane south of 24th Avenue, MacDonald to Puget (188/436)

One owner appeared with respect to this project, stating that her property is zoned commercial and charged a commercial rate although used for residential purposes. Council resolved:

'THAT Item #188 - Schedule 436 be deferred and the City Engineer bring forward to Council a formal resolution reducing the assessment from commercial to residential;

FURTHER THAT the City Engineer include in his report any other similar properties within the City.'

DISCUSSION

Local Improvement charges should reflect the benefit which each property will derive over the life of the improvement. Zoning is generally taken to be a better measure of a property's probable long-time use, and thus of its probable long-time benefit, than is the present development. A special factor, however, applies in the case raised. In addition to the extra width and thickness of lane pavement to serve commercial use, a different cost-sharing applies.

- Properties zoned Local-Commercial pay for a five-inch asphaltic paving the full width of the lane (normally 20 feet) including the related grading, gravelling and drainage.
- Residentially-zoned properties pay for a two-inch asphaltic strip 14 feet wide. The City-at-large pays for any grading, gravelling and drainage.

The combined effect of these two differences is that the local-commercial rate is six times the residential rate. (For comparison, the local-commercial rate for street paving is a little less than twice the residential rate.)

A similar question arose in 1971 with reference to street paving and homes on flanking lots zoned for higher use. They suffered the double impact of a higher rate per foot and a lesser degree of flankage relief. The combined effect was to make their cost about seven times what it would have been if zoned residential. Council adopted a policy of giving such properties Special Relief so that they pay the rate for their zoning but with the residential level of flankage relief. They thus pay about double what they would if residential.

A corresponding policy in the present case would be for the property owners to pay for the commercial width and thickness of asphaltic paving, but for the City to pay for grading, gravel and drainage, as it would in a residential zone. The property owners would thus bear the extra costs made necessary by their zoning, but receive the same contribution by the City as other homes. The charge to the property on this basis would be about one half of the commercial rate.

To be treated fully as residential, the owners should have their properties rezoned. This would give them relief not only on local improvements, but also on general, school and other taxes. As long as they retain the higher zoning and the right to more intense use, the physical works must be to a standard to serve such use and we do not feel they should be assessed by present development. In the present case, however, as in the previous case of flanking properties, they should be relieved of the double impact of the zoning for as long as they remain at the lower use.

The Council policy on flanking lots limits the special relief to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge. The same limitation would seem appropriate for the proposed special relief on lane paving. It is noted that the owner who raised the point is not an occupant. That property, however, is up for sale and anyone purchasing it as their home would be entitled to the relief.

DEFERRAL

The matter of local improvement charges on properties developed below their zoning is an on-going problem. A very common case is the single-family home in an apartment area. The existing policy for flanking lots and the policy proposed for lane paving give relief where zoning has a double impact but these are not a full solution. Assessing by present development is unfair because the properties should pay for the standard of works made necessary by their planned (zoned)

Manager's Report, July 23, 1976 (WORKS - 5)

Clause 5 Cont'd

intensity of use. This, surely, is one of the purposes of zoning - to guide the design of municipal works.

A system of deferring local improvement taxes has been proposed in the past but never pursued. A Charter Amendment would be required and a number of points would have to be resolved, but such a system could remove much of the hardship to present owners. Council may wish to refer this matter to Committee or to call for a staff report. This is suggested as a possible long-range solution to the overall problem, not as an alternative in the present case.

REQUESTED RESOLUTION

A suitable form for the resolution requested by Council would be:

'THAT the local improvement project for the paving of the lane south of 24th Avenue from MacDonald Street to Puget Drive (Item 188 on schedule 436) be undertaken, FURTHER THAT lot A, block W, D.L. 139, being developed for one-family use, be declared to be unequitably dealt with and be given special relief under Section 67 of By-law 3614 as amended so as to be assessed as if it were zoned for residential use.'

This wording is submitted as requested by Council but is NOT RECOMMENDED.

The second part of Council's request, regarding other similar properties, is not dealt with at this time. Later in the year it will be possible to extract the information by computer. If Council passes the resolution above, the list of similar properties will be brought forward later. We take it that such relief would commence with projects placed on the Tax Roll in 1977.

RECOMMENDATIONS

I RECOMMEND that:

- A. Council adopt a standing policy of giving Special Relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
 1. The relief to be such that they pay only one-half of the rate for their zoning,
 2. The relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement,
 3. The relief to be given on a year-to-year basis as long as the properties remain eligible,
 4. The relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy;
- C. The project for paving the lane south of 24th Avenue from Macdonald Street to Puget Drive (188/436) be undertaken, and be subject to the above policy on relief. It is to be noted that the owner who appeared before Council on this matter is not an owner-occupant and would not receive relief under the policy as stated."

The City Manager RECOMMENDS approval of the City Engineer's recommendations.

Manager's Report, July 23, 1976 (WORKS - 6)

6. Undergrounding Project - Connection Rate

The City Engineer reports as follows:

"Guidelines for the setting of Property Owners' rates on undergrounding projects were approved by Council on 15 August 1972 and 11 June 1974. An undergrounding project can have two parts - the 'line' on the street and the 'connections' into the buildings - and the charge to the property owners can involve a 'line rate' and a 'connection rate'. (Some projects do not feed the abutting properties and have only the 'line' part and a 'line rate'.)

The present guideline for connection rates is that the property owner should pay one-half of the Municipal third of the cost of a typical or average connection of the size involved. This guideline assumes that the connection cost will be shared 1/3 : 1/3 : 1/3 among the Utility, the Province and the Municipality. In general, B. C. Hydro has not agreed to share connection costs, although it made an exception on Water Street. If the Utility does not share, the Province does not share. Except for Water Street, therefore, our program has been limited to projects not involving connections.

We have been working for some time toward a project to remove the wooden poles on Hastings Street from Thurlow to Burrard and on Burrard Street north to the C.P.R. ramp. With the redevelopment of the properties, only one overhead connection remains. B. C. Hydro will not agree to share the cost of placing it underground. In preparing to advance the formal local improvement reports, we need Council's instruction as to how the connection rate is to be set. The 'typical or average' cost of the type and size of connection involved would be about \$6,000. Set as proposed below, the Property Owner's Connection Rate for this will be \$3,000 or about \$410 per year. These rates are three times what they would be if connections were a shareable cost.

I RECOMMEND that the following guideline be adopted:

- Connection Rates on Undergrounding Local Improvements where the connection work is not shared by the Utility and the Province are to be set so that the cost of a typical or average connection of the type and size involved will be shared equally between the Property Owner and the City-at-large."

The City Manager RECOMMENDS approval of the above report of the City Engineer.

INFORMATION:

7. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Trucks

Operation "Step-Out" Bus Rentals

Fabrication and Installation of Dump Truck Bodies

Traffic Signal Equipment

Electric Lamps & Fluorescent Ballasts

Towing Services for City-owned Vehicles

Riding Tractor with Combined Vacuum and 60" Rotary Cutter

Power Rodder

400 AMP-DC-Engine Driven Arc Welding Machines "

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

RECOMMENDATION:

8. Tender No. 766 - Curbs, Pavement and Street Surfacing

The City Engineer reports as follows:

"Tenders for curbs, pavements and surfacing in the City of Vancouver in locations listed hereunder were opened on July 5, 1976, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order except for minor discrepancies which do not affect the lowest bid. Tabulations of Tender No. 766, the average

Cont'd . . .

Manager's Report, July 23, 1976 (WORKS - 7)

Clause 8 Cont'd

unit prices for major items of work included in this tender and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by the Department and the total cost of the contract may vary according to actual quantities measured during construction.

The first two items in Project A and Project B are Local Improvements which will come before a Court of Revision and Council at 2:00 P.M. on Tuesday, 27 July, 1976.

The City Engineer RECOMMENDS (subject to Council's decisions with respect to the Local Improvements) that:

- (a) A contract be awarded to the low tenderer as follows:

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements,
and Asphaltic Concrete Street Surfacing

for these projects:

<u>Project A</u>	Nelson St. - Homer St. to Mainland St. Mainland St. - Nelson St. to Smithe St. South By-Pass - Taylor St. to Columbia/ Quebec Connector	\$129,463.00
<u>Project B</u>	Boundary Road - Vanness Ave. North to approximately 300 feet South of Kingsway	\$126,505.00
<u>Project C</u>	Left-Turn Bays on Kingsway at Victoria Drive and at Broadway	\$ 91,555.00

- (b) Contracts satisfactory to the Director of Legal Services be entered into.
(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

CONSIDERATION:

9. West End Community Centre - Removal of Street Tree

The City Engineer reports as follows:

"On September 25, 1975, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for consideration.'

During construction of the West End Community Centre complex, a sidewalk crossing was installed on Haro Street to provide access to the underground parking facility. This driveway was constructed such that a large boulevard tree on the south side of Haro Street could be saved. Although all reasonable efforts were taken by the contractor in constructing the crossing, Parks Board staff now advise that the tree is unstable and represents a hazard which should be removed as soon as possible.

When considering this matter, Council should also be aware that this particular tree was in relatively poor condition prior to commencement of the Community Centre and the Parks Board was of the opinion that the tree may very well have died regardless of local disturbance. It should also be noted that sixteen additional boulevard trees were planted in conjunction with the project. "

The City Manager submits the report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 595-6 & 607

A-2

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERSCONSIDERATION AND RECOMMENDATION1. Operating and Capital Equipment Budgets -
Ray-Cam Community CentreProject Background

The Director of Social Planning reports as follows:

" The facility was approved in principle by Vancouver City Council in January of 1973. By June 25, 1974 a cost-sharing agreement between the three levels of government, federal, provincial and municipal was reached for the construction and operation of the proposed facility. The following amounts were agreed upon:

Federal/Provincial Partnership.....	\$377,650
(75% Fed. - 25% Prov.)	
City of Vancouver.....	122,850
Land Cost (Partnership).....	24,150
Dept. of Recreation & Conservation.....	39,000
Dept. of Human Resources.....	20,000
TOTAL	<u>\$583,650</u>

The City's \$122,850 commitment along with an additional \$39,000 from the Department of Recreation and Conservation was for the centre's basement activity room, showers and sauna. The combined total of \$161,850 represented approximately 30% of the project's available funding for the construction of the same percentage of the centre's total floor space.

In addition to the financial commitment for construction, City Council, at its June 25, 1974 meeting also agreed that the City be responsible for the funding of the management and operation of the community services centre on its completion along with 30% of all janitorial, maintenance and utility costs. The Federal/Provincial Partnership is responsible for the other 70% of the expenses.

Funding approval for the development of the proposed social and recreational building at Raymur Place, under Section 40 NHA was announced by Central Mortgage and Housing Corporation on December 5, 1974. This announcement made the proposed Ray-Cam project a reality. Soon after on January 22, 1975 the inaugural meeting of the Ray-Cam Recreational Centre Steering Committee (composed of representatives of the Ray-Cam Cooperative Association, the City, and Federal and Provincial Governments) was held; the purpose of the Committee being to guide the progress of the project and to permit input by the interested groups.

On March 18, 1975, formal confirmation of the architectural firm of Thompson, Berwick, Pratt & Partners was issued and the architects in conjunction with the Steering Committee, began working on the design. Original plans called for a 13,107 square foot facility at a cost of \$30 per square foot. The architectural firm after consultation with a quantity surveyor found it necessary to reduce the centre's floor space to 10,160 square feet because of budget restrictions due to a revised construction cost estimate of \$42 per square feet.

A design complying with the new cost guidelines was submitted for Development Permit Application on May 20, 1975. Several months of negotiation with the City followed before a permit was granted with minor qualifications on August 18, 1975. The construction contract was officially awarded by CMHC on November 7, 1975. Construction began shortly after on December 1, 1975 with an anticipated 6-month construction period to follow. Several unexpected delays however have altered the construction schedule and the present estimated date of completion is early July. Completion is to be followed by an estimated opening date of August 1st.

Continued on Page 2. . . .

Clause No. 1 Continued

Description of the Community Centre

Justification for the Ray-Cam Community Centre stems from the recognition of the recreational facilities deficiency that exists in the immediate vicinity of the Raymur Place Public Housing Project. The public housing project completed in July of 1967 is one of the largest and most concentrated public housing projects within the city. It contains 376 units of which two-thirds, including 120 senior citizen units are in high rise apartments. Of the approximate 1,200 persons living at the project roughly 700 are children.

The Ray-Cam Community Centre, presently under construction will be a two-level 10,160 square foot multi-purpose facility. The building will be one self-contained structure housing two distinct activities; one being the 1,870 square foot Co-op Store owned and operated by the Ray-Cam Cooperative Association and the remaining 8,290 square feet appropriated for community recreational activities.

The final design of the recreational facility has space specifically designated for the following activity areas:

MAIN LEVEL

- a library and study area
- three administrative offices
- a special events room
- public washroom facilities
- a lounge area (overlooking activity room)
- a full kitchen
- a daycare centre

LOWER LEVEL

- showers, sauna and washrooms
- an activity room
- four craft workshops
- a separate teens room

The facility is located on Federal/Provincial property which consists of a 6-lot frontage (150') on Hastings Street with a total area of 0.42 acres (18,300 sq.ft.). Parking for 16 vehicles is provided directly behind the facility. An additional 35 parking spaces presently part of the housing development will be reassigned to the Community Centre by BCHMC upon the completion of construction.

Management & Operations

Vancouver City Council at its meeting of January 6, 1976 approved the Community Centre Board of Management organization consisting of representatives of the City, Parks Board, B.C. Housing Management Commission, Strathcona Community Resource Board, Raymur Tenants' Association and Ray-Cam Cooperative Association. The Board of Management working in conjunction with Ray-Cam Cooperative Association is responsible for ensuring that there is maximum participation in the planning and operation of the centre's programs. The Board is also assigned the responsibility for:

- 1) the establishment of annual budgets, raising funding and approval of capital expenditures;
- 2) the establishment of management policies for the centre;
- 3) the centre's overall programming;
- 4) the assurance of janitorial and maintenance services;
- 5) the approval of hiring and dismissal of administrative staff.

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 3)

Clause No. 1 Continued

The Board of Management having the approval of City Council has for the past several months been occupied with the drafting of an operational budget for the centre for the remainder of 1976. The results of this lengthy effort are appended to this descriptive brief. The approval of this budget will allow for the provision of what the Board considers adequate administrative and recreational staff to provide a variety of programs and services which will comply with the desires and needs of the immediate community. Capital expense funding is also being requested to purchase the necessary equipment to operate these programs.

The appended Ray-Cam Community Centre budget of \$63,642 reflects a cost to the City of \$51,706 for 6 months of operation. The remaining \$11,936 is the responsibility of the Federal/Provincial Partnership and represents a 70% cost sharing with the City for janitorial, maintenance and utility expenses. The budget has three distinct funding areas:

I. Administration Operating Expenses (\$48,043);

II. Recreational Staff Expenses (\$9,295);

III. Program Equipment Costs Recreational Activities (\$6,304).

All three while being budgeted separately are essential and interdependent entities.

The Community Centre will also serve as the base from which other community services can be supplied. The attraction of additional services and the funding for them will be one of the continuing goals of Management. The centre's administration will only operate programs and services when no other organization is in a position to do so and when there is clearly a need for the activity in question. The centre is expected to be operational 7 days a week. Hours of operation, although open to future adjustment, will be similar to those of the nearby Strathcona Community Centre.

Monday to Friday	9:00 a.m. - 5:00 p.m. 6:00 p.m. - 10:00 p.m.
Saturday	9:00 a.m. - 5:00 p.m.
Sunday	1:00 p.m. - 9:00 p.m.

A similar operating schedule will allow for the development of future recreational and cultural exchange programming; increasing the utilization and effectiveness of both participating community centres.

Community Centre Administration

The administrative staff is composed of a Community Centre Director, hired by the Board of Management, an Activities Co-ordinator, a Bookkeeper/Office Manager, two Building Service Workers and a part time Clerical/Receptionist staff member. The function of the Administration is to maintain the facilities and equipment of the centre in good order; to assist and co-ordinate programs and services; and to be actively involved in the planning and implementation of new activities.

The Director of Social Planning RECOMMENDS:

- 1) that the appended Ray-Cam Community Centre budget (\$63,642) for operation and programming (staff and capital equipment expenses) be approved for the operating period, August 1, 1976 through January 31, 1977; and that a grant to the Ray-Cam Co-operative Association in the amount of \$51,706 be approved as the City's share of the total budget.
- 2) that City Council approve an additional grant of \$500 for the cost of media advertisement for staff positions. "

Continued on Page 4. . . .

Clause No. 1 Continued

At the request of the VMREU, Council on June 29, 1976 deferred consideration of this matter in order to permit the Union time to study the report. By letter dated July 9, the VMREU advises that it has been agreed between the Union and the Ray-Cam Cooperative Association that a Collective Agreement between the parties will be executed. The Union therefore agrees to the report subject to its response to the classification of positions by the Director of Personnel Services.

The City Manager submits the foregoing recommendations of the Director of Social Planning for CONSIDERATION of Council and, if Council approve the budget, RECOMMENDS

- A. THAT the Board of Management use the same pay and job classification system as the City in respect of its employees and be required to adhere to the City's Personnel Regulations;
- B. THAT wages and benefits paid to employees engaged by the Board of Management first be approved in writing by the City;
- C. THAT classification of all positions be to the satisfaction of the Director of Personnel Services;
- D. THAT the Director of Personnel Services be authorized to assist the Board of Management in negotiating a Collective Agreement with the VMREU.

CONSIDERATION

2. Preventive Health Measures for Vancouver - Fluoridation of Water Supply

Further to his reports on Preventive Health Measures for Vancouver submitted to the Standing Committee of Council on Community Services on April 29 and June 15, 1976, and in accordance with the Council resolution of June 22, 1976, the Medical Health Officer submits the following report on fluoridation of the water supply:

"Periodic dental surveys of children in Canada reveal great differences in the dental health of Vancouver's children when comparison is made with children from other (fluoridated) cities.

A typical example is Vancouver compared with Toronto (which commenced fluoridation in 1963). The standard DMF index is used in surveys and represents the average number of decayed, missing and filled teeth in each child.

Vancouver DMF	Toronto DMF
8.9 (1962)	6.34 (1963)
7.0 (1975)	3.41 (1974)

There are less than half the number of damaged teeth in Toronto children ages 5-19.

With remarkably little variation, this is the experience of all cities which had fluoridated their water supplies. In Philadelphia, ten years after fluoridation had started, it was possible to extend dental treatment from just grade one children to all elementary grade children with no increase in staff.

Statistics in Prince George, Kamloops and Kelowna all report similar benefits.

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 5)

Clause No. 2 Continued

The following table of Canada's provinces shows the position of British Columbia.

Fluoridation in Canada December 31, 1972
Population on Piped Water Drinking Fluoridated Water

Manitoba	90%
N.W.T.	84%
* Quebec	15% (84%)
Yukon	79%
Ontario	72%
Nova Scotia	66%
Prince Edward Island	63%
Saskatchewan	58%
Alberta	50%
New Brunswick	25%
British Columbia	12%

*In the Province of Quebec, water fluoridation is now mandatory. By January 1, 1977 Quebec's 15% will rise to 84%.

The following is a list of major cities in Canada that have community water fluoridation.

<u>City</u>	<u>Population served by the system</u>
1. Toronto, Ontario	2,140,000
2. Winnipeg, Manitoba	537,274
3. Edmonton, Alberta	462,251
4. Ottawa, Ontario	430,000
5. Hamilton, Ontario	339,695
6. Mississauga, Ontario	240,300
7. London, Ontario	230,100
8. Windsor, Ontario	220,922
9. Laval, Quebec	210,000
10. Halifax, Nova Scotia	131,300
11. Saskatoon, Saskatchewan	126,449
12. Oshawa, Ontario	92,500
13. Sudbury, Ontario	90,000
14. Burlington, Ontario	86,000
15. Dartmouth, Nova Scotia	70,000
16. Sarnia, Ontario	66,800
17. Trois-Rivieres, Quebec	65,000
18. Brantford, Ontario	64,192
19. Oakville, Ontario	60,141
20. Moncton, New Brunswick	60,000

With Quebec cities scheduled for fluoridation, this leaves Vancouver and Calgary as the only major cities in Canada without fluoridation.

Continued on Page 6. . . .

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 6)

Clause No. 2 Continued

Most of the opposing information about community water fluoridation originates in the United States. However, the record of fluoridation in that country shows that the thirteen largest American cities and most other major cities have fluoridation and nine states have mandatory requirements for water fluoridation.

Before 1974 it was common in B. C. to require a 60% majority for all referenda. This has now been changed to 50% for all issues except community water fluoridation.

The North American pattern of implementation of community water fluoridation is towards a non-voting decision. In North America where a vote is taken, the percentage is never required to be greater than 50%. The results of the last two referenda in Vancouver were well over 50%.

If 50% had been the voting requirement in B. C. the present state of dental health would be considerably improved. Approximately 1.2 million British Columbians would now be drinking fluoridated water and B. C. would rank seventh instead of last in Canada.

Appendices A and B are attached for further information.

It is, therefore, recommended that Council endorse and approve one of the following alternatives which are listed in order of priority:

- A. Request a change in legislation which would require that all community water systems be fluoridated.
- B. Request a change in legislation which would permit community water fluoridation with a 50% majority.
- C. Request the appointment of a commission of inquiry to review all information relevant to community water fluoridation and recommend appropriate legislation for B. C."

The City Manager submits the above report of the Medical Health Officer for CONSIDERATION.

INFORMATION

3. Special Program for Preschoolers with Delayed Speech

The Medical Health Officer reports as follows:

"The health department provides an assessment and treatment service to children with speech problems. They are unable to provide intensive service to a special group of children whose speech is considerably delayed.

The department's speech pathologist in Burrard Health Unit and the staff of St. James Day Care Centre have arranged for six of these children to be grouped in one class in order to provide a special program.

For this program to be effective, a special teacher is required. A budget of \$8,200 for salary and \$300 for supplies has been provided by the United Way and the Department of Human Resources. St. James Day Care Centre will hire the teacher. The United Way money (\$4,400) has been paid to the City of Vancouver (account code number 3356/520) because the Burrard Health Unit Speech Pathologist will be supervising the program. This money will be paid to the St. James Day Care Centre monthly over the next twelve months.

Your Medical Health Officer submits this report for information."

The City Manager submits the above report of the Medical Health Officer for INFORMATION.

CONSIDERATION

4. Preventive Health Measures for Vancouver -
Perinatal Health Project

Further to his reports on Preventive Health Measures for Vancouver, submitted to the Standing Committee of Council on Community Services on April 29 and June 15, 1976, and in accordance with the Council resolution of June 22, 1976, the Medical Health Officer submits the following report on a Perinatal Health Project:

"Perinatal means literally around birth. Perinatal health is, therefore, a term applicable to the period before, during and following birth.

The purpose of this report is to provide information about Vancouver's perinatal health, to establish what this means in terms of death and disability among the newborn and to indicate to you what is a feasible preventive approach toward improving Vancouver's situation.

Approximately seven per cent of babies born in Vancouver weigh less than 2,500 grams (5½ lbs.), and are called low birth weight babies. The irreducible low birth weight ratio is 2.0 to 2.2%. Other parts of the world report reaching or planning to reach 4.0% to 4.5%. Research has clearly demonstrated that these small babies account for about two-thirds of dead and handicapped infants. If measures are successful in reducing the numbers of perinatal deaths and reducing the number of low birth weight babies, not only are lives saved, but also the frequency of some types of mental retardation, cerebral palsy and other forms of damage is reduced. The human and financial cost of even a small number of handicapped children is enormous. The investment in an effective perinatal program has a very high cost benefit ratio.

An analysis of factors which improve perinatal health include good prenatal care by physicians and good hospital facilities for the care of mothers and newborn. Poor maternal nutrition, smoking and alcohol consumption have major serious effects on the health of newborns.

It is, therefore, not enough to rely solely on medical and hospital care to deal effectively with such factors. If this care had been sufficient, our excellent physicians and hospital resources would have yielded results which would have compared well with other parts of the world having good medical care. In Finland, France and other countries, major priority is given to programs to assure maternal wellbeing during pregnancy.

I have discussed this problem with the administration and medical staff of St. Paul's Hospital, and with them have planned a demonstration program which would be an integrated effort to improve perinatal health.

A summation of this project (hereafter referred to as PART A) is as follows:

- (a) an intensified prenatal class program;
- (b) screening for nutritional adequacy followed by intensive counselling and food supplementation as required;
- (c) referral to a group smoking cessation clinic;
- (d) hospital-based sessions to familiarize mothers with hospital procedures;
- (e) follow-up for six months to assist primarily with breast feeding and conception control.

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 8)

Clause No. 4 Continued

"The Health Department over the past four years and prior to developing the plan with St. Paul's Hospital has carried out the following work:

1. Two members of the Department worked with the B. C. Medical Association toward the adoption of a policy on nutrition in pregnancy (adopted by BCMA in June 1974). This has enabled Health Department teaching to be in agreement with the policy of the official body of Medicine.
2. The Health Department collaborated with the Pacific Health Education Association in the preparation of professional and public education material (completed December 1975). This was funded by the Medical Services Foundation. This material is in use Province-wide and is now being marketed in North America.
3. The Health Department worked with the B. C. Dietetic Association in a nutrition demonstration project in North Health Unit. This project was completed in March 1976, and was funded by the Provincial Government and the Medical Services Foundation. This project included the demonstration of the practicability and benefit of nutrition education during pregnancy. Although the numbers were too small for statistical proof of benefit, babies were larger and healthier as a result of this service.
4. Using L.I.P. funding, the Healthiest Babies Possible Project, from the fall of 1975 to June 1976, was able to reach pregnant women of low income (often immigrants without English skills). Nutrition education on a one-to-one basis using non-professional staff succeeded in bringing nutrition education to a group that were otherwise often outside the health care network and did not come to prenatal classes. The Health Department has a number of letters of support from physicians who began using this service. Within the short life of this project outcome evaluation was impossible. It was possible to demonstrate the feasibility of this approach to a higher risk group of women. The detailed report of this project was submitted to the Community Services Committee on June 15, 1976.

Our next action was to request funds from the Medical Services Foundation to advance the project with St. Paul's Hospital. The Foundation had previously supported two related projects (referred to in Items 2 and 3 above), but in spite of a recommendation of support from its Medical Advisory Committee did not approve the request on the basis that it was already proven and it was now up to Governments to fund such programs.

The Health Department is in the best position to develop this program having gained experience over the past years and having a responsibility for preventive health programs in Vancouver. The Department has been successful in developing its own knowledge and skills and has also been successful (to the point of exhaustion) in securing outside funding. The real issue now is whether to drop the whole matter due to lack of funds or to advance this work further with City of Vancouver funding.

The joint program with St. Paul's Hospital (PART A) will provide a preventive service for 300 mothers in each year. These are women who are within the main stream of our health care system and have sought early prenatal care from their physicians. We expect to be able to improve health in this population.

A large number of hard-to-reach, low-income women (many of whom are not English speaking) are not in the main stream of health care. The special project mentioned earlier, Healthiest Babies Possible, was successful in using non-professional, low income women under a Nutritionist's direction to provide nutrition education on a one-to-one basis to 200 women in eight months. I am proposing as PART B of this submission to employ four such people to continue this successful approach. This staff could be trained and supervised by the Nutritionist and Nurse employed under PART A.

Although the two parts of this program are directed to two separate target populations, they use the same knowledge with the same planned outcome.

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 9)

Clause No. 4 Continued"BUDGETPART A (1976 RATES)

	Aug. 1 - Dec.31/76 (Five Months)	Jan.1-Dec.31/77 (12 Months) (Based on 1976 Rates)
<u>Salaries</u>		
Nutritionist I	\$ 6,470	\$ 15,528
Community Health Nurse I	6,035	14,484
Research Assistant (half-time) (based on Psychologist II)	3,865	9,276
Clerk-Typist II (half-time)	1,892	4,542
Fringe Benefits @ 13%	2,374	5,697
Auto Allowance	750	1,800
Supplies & Equipment	500	1,200
Data Processing	625	1,500
Food Supplementation	1,250	3,000
Printing	625	1,500
TOTAL - PART A	<u>\$ 24,386</u>	<u>\$ 58,527</u>

PART B (1976 RATES)

	Aug. 1 - Dec.31/76 (Five Months)	Jan.1-Dec.31/77 (12 Months) (Based on 1976 Rates)
<u>Salaries</u>		
Three (3) Health Aides at \$837 per month (P.G.12) (Includes one pay grade for extra language)	\$ 12,555	\$ 30,132
One (1) Health Aide (Supervisor) at \$874 per month (P.G. 13) (Includes one pay grade for extra language)	4,370	10,488
Fringe Benefits " 13%	2,200	5,280
Transportation (Auto Allowance and Public Transportation)	500	1,200
Supplies and Equipment	500	1,200
Data Processing	416	1,000
Food Supplementation	833	2,000
TOTAL - PART B	<u>\$ 21,374</u>	<u>\$ 51,300</u>
TOTAL - PARTS A and B	<u>\$ 45,760</u>	<u>\$ 109,827</u>

MANAGER'S REPORT, July 23, 1976 (SOCIAL - 10)

Clause No. 4 Continued

SUMMARY

Perinatal health statistics indicate Vancouver mothers and infants have not attained desirable and attainable levels of health.

The knowledge exists to prevent unnecessary perinatal death and disability.

The Vancouver Health Department has developed much of the required knowledge and skill, and has developed cooperative relationships with professional bodies and health care institutions.

Funding is requested for two parts of a preventive care project to improve perinatal health.

RECOMMENDATIONS

My recommendations are as follows:

- A. THAT the Perinatal Health Project (Vancouver Health Department/St. Paul's Hospital) be approved for two years from August 1, 1976 to July 31, 1978 (PART A of the Project);
- B. THAT the Perinatal Health Project be augmented by the hiring of four (4) Health Aides to continue the work begun in the Healthiest Babies Possible Project (PART B of the Project);
- C. THAT the Perinatal Health Projects (PARTS A and B) be funded for two years commencing August 1, 1976, and that funds for 1976 in the amount of \$45,760 be approved.

The Director of Finance advises that, if this Project is approved, funds are available from Contingency Reserve. Funding for 1977 and 1978 will be included in the Departmental Budget. Positions provided by this funding would be subject to classification by the Director of Personnel Services. The Vancouver Regional and Municipal Employees' Union concurs with this report."

The City Manager notes that this program could be an ongoing expense and submits the recommendations of the Medical Health Officer for the consideration of Council as this constitutes an increase in the level of service.

FOR COUNCIL ACTION SEE PAGE(S) 596-7

Manager's Report, July 23, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Repeal of District Schedules from the Zoning and Development By-law No. 3575 which have been replaced by new District Schedules established in the last several years

The Director of Planning reports as follows:

"As a consequence of developing new District Schedules in the Zoning and Development By-Law No. 3575, eight District Schedules have been replaced.

These eight District Schedules are listed below:

- | | | |
|---------|------------------------------|-------------------------------------|
| (RS-3) | One-Family Dwelling District | |
| (C-2A) | Commercial District | (previously in the West End) |
| (C-3) | Commercial District | (previously along Central Broadway) |
| (C-5) | Commercial District | (previously in the Downtown) |
| (CM-1A) | Commercial District | (previously along Granville Mall) |
| (CM-2) | Commercial District | (previously in the Downtown) |
| (CM-2A) | Commercial District | (previously along Granville Mall) |
| (P-1) | Parking District | (previously in the Downtown) |

The above District Schedules were replaced through the establishment of the following new District Schedules:

- (W.E.D.) West End District
- (D.D.) Downtown District
- (C-3A) Commercial District

The eight old Schedules can now be repealed provided that adjustments are made to two remaining Schedules as noted below:

An office building as a conditional use in the (M-1) and (M-2) Industrial District Schedules must currently conform to the vertical light angle provisions of the (C-3) Commercial District, which is one of the District Schedules to be repealed. It is therefore recommended that the (M-1) and (M-2) Industrial District Schedules be amended as follows:

- a) by deleting the words 'subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District' immediately after the words 'office building' in Section 2, Subsection A.
- b) by inserting Subsection J below immediately following Section 1, Subsection H 'Off-Street Loading Spaces' as follows:

'J. Vertical Light Angles for Office Buildings:

In the case of an office building of more than three storeys or 40 feet in height no part of such building above the third storey or above 40 feet shall project above lines extending toward the building at right angles from:

Clause #1 continued:

- (1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;
- (2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;
- (3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an angle of 70 degrees to the horizontal;
- (4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided however that any part of a building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

- (a) has a horizontal dimension of 60 feet or less, measured parallel to the street, lane or boundary of the site, as the case may be, from which the said vertical angle is measured; and
- (b) is not less than 80 feet from any part of the same building similarly exempt, measured in the same direction as the 60 feet specified in clause (a) of this proviso.'

RECOMMENDATION: That the Director of Planning be instructed to apply to amend the Zoning and Development By-Law No. 3575 as follows:

A. That the following District Schedules are repealed:

- (RS-3) One-Family Dwelling District
- (C-2A) Commercial District
- (C-3) Commercial District
- (C-5) Commercial District
- (CM-1A) Commercial District
- (CM-2) Commercial District
- (CM-2A) Commercial District
- (P-1) Parking District

B. That the (M-1) and (M-2) Industrial District Schedules be amended as follows:

- (i) by deleting the words 'subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District 'immediately after the words 'office building' in Section 2, Subsection A.
- (ii) by inserting Clause J below immediately following Section 1, Subsection H 'Off-Street Loading Spaces ':

'J. Vertical Light Angles for Office Buildings:

In the case of an office building of more than three storeys or 40 feet in height no part of such building above the third storey or above 40 feet shall project above lines extending toward the building at right angles from:

Clause #1 continued:

- (1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;
- (2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;
- (3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an angle of 70 degrees to the horizontal;
- (4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided however that any part of a building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

- (a) has a horizontal dimension of 60 feet or less, measured parallel to the street, lane or boundary of the site, as the case may be, from which the said vertical angle is measured; and
- (b) is not less than 80 feet from any part of the same building similarly exempt, measured in the same direction as the 60 feet specified in clause (a) of this proviso. '

C. That the application be referred direct to a Public Hearing following a report from the Vancouver City Planning Commission."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be received and the whole matter referred to a Public Hearing.

2. Allocation of Kitsilano NIP Funds: Equipment for the Kitsilano Area Child Care Society

The Director of Planning reports as follows:

"On September 16, 1975 City Council approved the expenditure of up to \$59,300 to purchase and furnish a portable day-care centre for the Kitsilano Area Childcare Society. This day-care centre has been constructed and started operation on May 3rd, 1976. However, they were only able to get an interim permit to operate from Community Care Facilities Licencing because they do not have enough of the required equipment to meet existing day-care standards. The Society needs approximately \$5000 to purchase the equipment required to meet the day-care licencing standards (listed in Appendix A).

The Kitsilano Site Office Coordinator and Kitsilano Citizens Planning Committee recommend that NIP funds should be made available to bring this facility up to standard.

CMHC has also reviewed and concurred with this proposal.

Clause #2 continued:

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$5000 (five thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (Social Facilities category) to purchase equipment for the Kitsilano Area Childcare Society. Cost sharing is as follows: City \$1250; Province \$1250; Federal \$2500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

3. Strathcona Rehabilitation Project: Proposed Additions
Administrative Costs - SPOTA (March 1975 to April 1976)

The Director of Planning reports as follows:

"The Strathcona Property Owners and Tenants Association has requested that an amount of \$2,000 be paid to the organization for expenses incurred on behalf of the Strathcona Rehabilitation Committee for the period March 1975 to April 1976. If approved by the City, the cost of this item would be shared in the proportion of 50% by C.M.H.C.; 25% by the Province; and 25% by the City. The City's share would therefore be \$500.

The Strathcona Rehabilitation Committee has, during the course of 1976, recommended the following items as additions to the project. These are listed below with a note of Council's actions thereon.

<u>Item</u>	<u>Estimated Cost</u>	<u>Amount Approved by Council</u>
(a) <u>Items Approved by Council</u>		
(1) Improvement to Strathcona Park	90,000	90,000
(2) Educational Tour for Habitat Conference	5,000	2,000
(3) Bilingual Street Signs	5,000	5,000
(b) <u>Items Not Dealt With By Council (as at July 5, 1976)</u>		
(4) Landscaping: Land Surplus to Street Requirements (East Side Gore Avenue)	5,000	-
(5) Administrative Costs: SPOTA	2,000	-
(6) Acquisition of Privately- Owned Property to Improve Linear Park	Subject to negotiation of price satisfactory to City and senior govern- ments.	

No further recommendations for additions to the project are anticipated.

Clause #3 continued:

Council, on January 21, 1975, approved payment to SPOTA of an amount of \$2,500 (\$2,000 for information, assistance and referral re the rehabilitation program following closure of the site office in June of 1974 and \$500 for audio/visual material in connection with a proposed U. N. demonstration project in the Strathcona area). This cost was shared between C.M.H.C., the Province, and the City on the normal 50% - 25% - 25% basis. The amount now requested covers rental of the SPOTA office for meetings of the Strathcona Rehabilitation Committee, and bilingual and community liaison, as described in a letter of April 30, 1976, from the Strathcona Property Owners and Tenants Association, which is circulated for Council's information.

The Strathcona Rehabilitation Committee, at its meeting of April 7, 1976, recommended that the requested contribution be approved, subject to provision of a letter explaining in more detail the work which had been undertaken and the period covered.

An up-dated summary of the financial status of the project, including allowances for the additional items referred to above is:

	Budget	Total Estimated
	\$	to Complete
	\$	\$
Administration	500,000	300,000
Grant/Loans	2,000,000	651,370
Public Works	2,000,000	2,483,598
Contingencies	130,000 (i)	557,000
	<u>4,630,000</u>	<u>3,991,968</u>

Estimated excess of budget over expenditures	638,032
--	---------

(i) Transfer of \$300,000 to Britannia Urban Renewal Scheme deducted from former Contingency Allowance amount of \$430,000.

It is RECOMMENDED that Council approve the addition to the Strathcona Rehabilitation Committee project of an amount of \$2,000 covering expenses incurred by the Strathcona Property Owners and Tenants Association for the period of March 1975 to April 1976, as described in that organization's letter of April 30, 1976 and that the City's share of these costs (\$500) be provided from Urban Renewal funds."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

INFORMATION

4. Family Housing - Apartment Form

June 1, 1976, Vancouver City Council passed the following resolutions:

"THAT the proposals submitted by the Director of Housing with respect to family housing - apartment form, be approved;

FURTHER THAT the Director of Housing be instructed to submit the proposals to the Federal and Provincial Governments for approval."

Clause #4 continued:

Since that time, discussions have been held with representatives of both the Federal and Provincial Governments regarding funding details.

There has been some concern expressed regarding financial involvement of the City in subsidizing these projects. A meeting was held July 9 with representatives from C.M.H.C. and the Provincial Department of Housing in an effort to determine the specific amount of the City's commitment.

During this meeting, the Deputy Minister of Housing emphasized that he would not be prepared to recommend any form of continuing subsidy aside from the 'High Impact Grant.' (It was noted that, in fact, the High Impact Grant is a repayable, low-interest loan.) The City therefore will be financially obligated to pick up the 'shortfall' between the rent charged to the low-income tenants and the 'recovery' or market rent. This obligation will continue for as long as the units are rented at less than full recovery rates. Similarly, if any units are vacant the City will be faced with the burden of carrying those costs as well.

When discussing the options available to the City, the Deputy Minister stated that under Section 15.1 of the N.H.A. the Province would not 'lease back' any of the units -- the City, therefore, would be responsible for management of all units.

It was noted by the Deputy Minister during the discussions that considering the apparent softening of the rental market and the funding attitude of the Provincial Government, re, ongoing rental subsidies, this was a 'high-risk' venture for the City. It was also noted that with the available assistance from the Province and C.M.H.C. the units would be renting at only slightly less than market rents (10% - 15% lower) and would therefore not be available for those families in most need.

While City staff are concerned about the financial implications of this program formal confirmation of C.M.H.C. funding has not as yet been obtained. Before carrying out a detailed economic analysis of the ongoing subsidies required, applications have been submitted to C.M.H.C. in order to determine whether, in fact, the Federal

Government is prepared to provide the capital funding for these projects. If the results from C.M.H.C. are positive a further report will be prepared for Council's consideration detailing the cost of these projects to the City.

With respect to the housing proposals on the City-owned RS-1 sites, staff are in the process of making formal presentations to C.M.H.C. and the Province. Following these presentations a decision is anticipated regarding Federal and Provincial funding.

The City Manager submits the foregoing report for the INFORMATION of Council.

CONSIDERATION5. Strata Title Conversion Application, 1575 Beach Avenue

The Acting Director of Social Planning reports as follows:

On December 2nd, 1975, City Council considered an application from Neil B. Cook to convert the apartment building at 1575 Beach Avenue to Strata Title ownership. The application was referred to the Director of Social Planning with instructions to report back on

Clause #5 continued:

the views of the tenants. After interviewing 13 of the 40 tenants the Director of Social Planning reported that fewer than the required 90% of the tenants requested the proposed conversion. Thus, the application did not meet the criterion set by Council On June 17th, 1975.

The criterion stated "That the moratorium on strata title conversions be extended for a further year beyond the expiry date of June 26th, 1975 to June 26th, 1976 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered." The owner, when so advised, asked that the matter be deferred. Council decided that no action be taken on the application at that time.

On March 23rd, 1976 the Strata Title Regulations concerning conversion were amended as follows: "That where more than 10% of the tenants object to a conversion it not be permitted."

On May 20th, 1976 the City received a letter (copy attached) from William A. Street on behalf of the owner Mr. Cook renewing his application for conversion to Strata Title of the apartment building at 1575 Beach Avenue. Included with the letter were: a statutory declaration of Diane Brady, realtor, stating that she has personally spoken to 26 occupants of the building and has received from all 26 written notice (copy attached) that they have no objection to the application for conversion and that she knows of no other tenants who object to the application; a copy of the form letter signed by the 26 tenants indicating they have no objections to the conversion; and a copy of the memorandum to tenants assuring them of a 3 year lease if they do not wish to purchase equity in the building. Copies of all of the above are attached.

Copies of these attachments with a covering letter were sent to all tenants on June 14th, 1976. Tenants with objections were requested to contact the Social Planning Department by the end of June.

As of July 6th, 1976, 3 tenants (7.5%) had expressed objections in writing. One of these tenants who wishes to remain anonymous was among the 26 who signed the form letter indicating no objection. He says that although he signed the form letter he actually does object to conversion but felt obliged to sign. Another tenant who also wishes to remain anonymous objects to the conversion but does not wish to put it in writing because he fears that if the application is approved his tenancy might be jeopardized. A widow who signed the form letter of approval said that she and three other tenants who are also widows had done so because although they do not wish to purchase they have been assured by the owner that they will be able to remain as tenants as long as they wish. They have been guaranteed a three year lease upon conversion but as far as we can ascertain they have no guarantees in writing beyond this 3 year period.

Although more than 10% of tenants have expressed reservations or lack of support, fewer than 10% of tenants have submitted formal written objections to the conversion application.

The Director of Social Planning RECOMMENDS that :

City Council approve the Strata Title Conversion Application, 1575 Beach Avenue, on condition that those tenants who have been given verbal assurance that they may remain in their suites, are provided with written guarantees to the satisfaction of the Director of Social Planning."

The City Manager submits the above report of the Acting Director of Social Planning for Council's CONSIDERATION.

INFORMATION

6. 1931-1933, 1937, 1943 and 1949 Creelman Avenue

At the July 13, 1976 meeting of City Council, Alderman Harcourt advised that he had received a petition signed by a number of residents of Kitsilano Point with respect to the above properties. He also advised that he had received a letter from the owners' agent for the properties stating that the owners plan two Four-plexes on the site but are awaiting rezoning of the area. The agent further indicated that the owners are unwilling to repair and paint the properties as ordered by the Building Inspector.

Council MOVED:

"THAT the City Manager be requested to immediately investigate the statements made by the residents and ensure that the houses at 1931-1933, 1937, 1943 and 1949 Creelman Street comply with the Minimum Standards Bylaw:

FURTHER THAT the City Manager report to the next meeting of Council on this matter, including whether or not the developer has met the City's relative Bylaw requirements."

The Director of Permits and Licenses reports as follows: -

"These premises first came to the attention of this Department at the end of last year. Inspections were carried out with the following results:

1931 - 1933 Creelman Avenue

1. The porch floor is to be repaired.
2. Garage is to be repaired.
3. Paint or preservative is to be applied to the exterior walls and trim.

1937 Creelman Avenue

1. Missing shingles from the front porch are to be replaced.
2. Down spouts are to be replaced.
3. Paint or preservative is to be applied to the exterior walls and trim.

1943 Creelman Avenue

1. Porch floors and stairs to be repaired.
2. Gutters and down spouts to be replaced.
3. Paint or preservative to be applied to the exterior walls and trim.

1949 Creelman Avenue

1. Gutters and down spouts to be replaced.
2. Small amount of rubbish next to garage to be removed.
3. Paint or preservative to be applied to the exterior walls and trim.

Manager's Report, July 23, 1976 (BUILDING - 9)

Clause #6 continued:

Before the expiry of the notice period, the owners requested an extension of time to enable them to draw plans for replacing the housing and to make an application to rezone the area. The extension was granted. A Public Hearing was scheduled on the rezoning matter early this year but this rezoning application was not dealt with and the matter was left in abeyance.

Further inspections were carried out and Mr. Donald M. Manning, architect, agent for the owners was contacted. He advised that since the buildings were scheduled for demolition and only awaited the rezoning of the area, he and his principals did not wish to make any improvements on the properties. He was advised that the necessary repairs must be carried out but the painting would be held in abeyance until there was further clarity on the rezoning. This took place on June 17th and rechecks were scheduled for mid-July. In the meantime Mr. Manning has written to City Council asking that he be relieved of the necessity of carrying out the building maintenance work.

On July 8th, Mr. Manning made an application for a Development Permit to demolish the buildings but the Permit has not been issued for no acceptable plans have been filed to show replacement housing. Following Council action on July 13th, Mr. Manning was verbally advised on July 15th that all of the maintenance work would have to be carried out. Confirmation of this will be sent to Mr. Manning and his principals and rechecks will follow. The work necessary to comply with the Standards of Maintenance Bylaw has not taken place.

The petition referred to by Aldermen Harcourt also contains addresses other than those on Creelman Avenue. Each property has been inspected and orders under the Standard of Maintenance By-Law have been issued as necessary. One of these is a vacant premises which has been referred to the Fire Warden to have boarded up."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

NOTE: Petition and letter referred to on file in the City Clerk's Office.

CONSIDERATION

7. 1055 West 41st Avenue - Development Permit #68796
Zone: (RS-1) One-Family Dwelling District Schedule

The Director of Planning reports as follows:

"On August 18, 1975 Development Permit #68796 was issued to the applicant, Dirassar, James & Jorgensen, permitting the construction of additions to the existing Louis Brier Personal Care Home & Hospital located on this site at the northwest corner of Oak Street and 41st Avenue. The additions would be one-storey in height and would be located on the East side of the development adjacent to Oak Street. The area of the additions would be approximately 20,000 square feet and would contain 44 personal care units.

When dealing with the deletion of Section 3, Subsection 13 from the Zoning and Development By-Law No. 3575 at a Special Council Meeting (Public Hearing) on March 11, 1976, two neighbouring property owners of the Personal Care Home & Hospital addressed Council and filed a brief containing 62 signatures opposing a

Cont'd . . .

Manager's Report, July 23, 1976 (BUILDING - 10)

Clause #7 continued:

Development Permit Application to construct additions to the development. They were concerned that the deletion of Section 3, Subsection 13 would permit the Director of Planning to permit large additions to the hospital. The majority of the objections were from residents located in the area west of the development.

While approving the deletion of Section 3, Subsection 13 from the Zoning and Development By-Law No. 3575, Council also passed the following resolution:

Further that before any development permit is issued with respect to additions to the Louis Brier Home & Hospital, the Director of Planning submit this matter to Council for consideration.

Since Development Permit #68796 permitting the construction of the additions to the existing Louis Brier Personal Care Home & Hospital was issued prior to the resolution of Council on March 11, 1976 and is still valid, the applicant has notified that he would be proceeding with the additions (see Appendix 1) as permitted under this Development Permit. A Building Permit has not yet been obtained for the additions.

Because of Council's resolution, this request to proceed with the additions to the Louis Brier Personal Care Home & Hospital, as approved under Development Permit #68796, is submitted for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 598-9

Manager's Report, July 23, 1976 (CLAIMS - 1)

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. P.C. 593 D.B. Singh - legal expenses
P.C. 364 R. Musgrave - legal expenses

The Director of Legal Services reports as follows:

"Re: P.C. 593 Singh

In May of this year I placed an account for legal fees in the amount of \$4,513.55 before Council at the request of the Police Board and had to point out that there was no authority to pay the same since the Police Act came in. Council at that time supported the Police Board in requesting an amendment which would allow Council, in its discretion to pay this account.

As a result the Charter has now been amended retroactive to the date the Police Act came into force and Council is now empowered to accede to the request of the Police Board and pay this account if it sees fit. Accordingly I am resubmitting the matter for Council's reconsideration.

Re: P.C. 364 Musgrave

I have received a letter from the Secretary to the Police Board indicating that the Board is recommending to Council payment of a legal bill in the sum of \$20,000.

The account was incurred with Mr. J. Hogan for his defence of P.C. Musgrave on a charge of non-capital murder. The officer was acquitted. The account is rendered in considerable detail, involving much preparation as well as attending at the preliminary hearing, at the first jury trial which ended in a mistrial, and at the second trial. In all Mr. Hogan estimates he spent a total of some thirty-two working days on the case. The sum of \$20,000 also includes \$2,000 for disbursements."

The City Manager submits the foregoing report to Council for CONSIDERATION.

(Attached for information is a copy of a report considered by Council on June 1, 1976, relating to the claim for legal expenses for P.C. 593, D.B. Singh.)

FOR COUNCIL ACTION SEE PAGE(S) 599

A-6

MANAGER'S REPORT, July 23, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. False Creek Transit Service

The City Engineer and Development Consultant report as follows:

"A good level of transit service has always been recognized as an essential element of the False Creek development plan, if the full potential of this unique inner-city residential environment is to be realized. In 1974 and 1975, attempts to negotiate such a system with the Bureau of Transit Services were not successful. Since February, 1976, negotiations have proceeded with B. C. Hydro to the point where a satisfactory service can commence operation after August 31, 1976. The purpose of this report is to outline the proposed service, establish the route and stop locations and authorize the necessary financial arrangements.

I. CITY POLICY

The philosophy contained within the Official Development Plan for Area 6 is to devote a maximum amount of land for the activities of people. In keeping with this philosophy and in anticipation of a high level of transit service, the Phase 1 development has been designed and built with a minimum of roadways and parking facilities.

The success of the transit service envisaged in the planning process is dependent upon the existence of sufficient density of population and activity to generate enough riders to support the service. We believe that ultimately residents, visitors and commercial customers in Area 6, Phases 1 and 2 along with other users along the route will be able to support a satisfactory transit service from fare-box receipts, to the same level as the present transit services within the City of Vancouver.

Initially, however, such a service will require financial support in addition to farebox receipts. All ground leases in Area 6 make provision or will when drawn, for a levy against the lessee to cover a portion of such deficits. We expect that the levy against each dwelling unit and per 1,000 sq. ft. of commercial space will not exceed \$5.00 per month initially, and the need for subsidy should be reviewed within three years.

During the negotiations pertaining to the lease documents, some resistance to the transit subsidy clause was expressed by the Sponsors, but they did sign and did request that the False Creek Interim Council participate in decisions regarding transit frequency, routing, cost, subsidy, review periods, etc.

As Fairview Slopes, Area 10, Granville Island and Marathon properties are developed, it is possible that special transit service can be provided to these areas and can also, at least initially, be supported by a levy as in Phase 1.

MANAGER'S REPORT, July 23, 1976 (FIRE - 2)

Clause No. 1 Continued

II. B.C. HYDRO

B. C. Hydro agree that the transit service should be extended to serve downtown from the outset but the service should initially link with transfer points at Broadway/ Cambie and 6th/Granville. The first bus should initially be timed to arrive downtown before 7:00 a.m. weekdays, before 8:00 a.m. Saturdays and before 9:00 a.m. Sundays and holidays, and the last bus to leave downtown after 11:00 p.m.

B. C. Hydro report that the Cambie route into downtown is less desirable than the Granville Bridge and Granville Mall route. Also, by operating for the full length of Granville Mall, connection to the proposed Burrard Inlet Ferry system is possible.

To take advantage of the farebox revenue generated by the Ferry passengers, the bus schedule should correspond to the Ferry schedule which is envisaged as being a fifteen minute frequency. B. C. Hydro have suggested that the bus service begin with a thirty minute headway when the first residents move in, increasing to a fifteen minute peak and thirty minute off peak as the residential population increases.

B. C. Hydro are willing to operate the service when the first residents move in which will be known as 50-FALSE CREEK SOUTH.

III. PROPOSED ROUTE

The initial route provides 2 way service through the Area 6, Phase 1 development along a reserved right-of-way between the western and eastern enclaves, with westbound service via Sixth Avenue and Granville then northbound via Granville Mall to a lay-over on Cordova Street, and with eastbound service to Broadway and Cambie via Cambie Street, Broadway to a lay-over on Willow then via Willow and 6th Avenue to Heather Square (figure 1). The route will enter and leave the Phase 1 development via the entrance at 6th and Oak, until the Alder Street overpass of the railway is completed, and via the Heather Street entrance. Route subject to possible revision after initial period.

The use of Willow Street is important in order to provide service to the busiest part of the Broadway core; Vancouver General Hospital, Fairmont Medical Building, the banks at Broadway and Willow, etc.

The Fairview Local Planning Committee, while supporting the service in principle, would prefer the bus on Heather Street rather than on Willow Street. They are primarily concerned with the noise and fumes on a street that is designated for residential development.

B. C. Hydro report that Heather Street would be unacceptable because of prolonged delays resulting from a left turn onto 6th Avenue; the only alternate is use of Cambie Street, which would be acceptable operationally but would not serve the Broadway core. They point out that the service on Willow would be one-way only, downhill to minimize noise.

The Willow routing on balance seems to be best.

Continued on Page 3. . . .

MANAGER'S REPORT, July 23, 1976 (FIRE - 3)

Clause No. 1 Continued

IV. ROADWAY REQUIREMENTS

B. C. Hydro have requested that a number of roadway improvements be in place for the beginning of service. Specifically, they have requested:

- (a) completion of the left-turn bays on 6th Avenue, at the new entrance to Phase 1 west of Heather - this has already been included in the street paving budget and schedule approved by Council on May 11, 1976 and construction work has commenced.
- (b) rebuilding of the 6th - 4th Diversion at 6th Avenue - this work has already been included in the City's 1976 Streets Capital Budget and construction work has commenced.
- (c) installation of an actuated signal at the 6th - 4th Diversion - this was not originally planned, and is estimated to cost \$20,000.
- (d) rebuilding of Willow from 6th Avenue to Broadway - the complete required rebuilding cannot be carried out in time for the proposed opening of the route. However, resurfacing can be done and this is recommended at a cost of \$20,000. The City Engineer should also be instructed to initiate the remaining works under Local Improvement procedure.
- (e) several parking restrictions at corners and on 6th Avenue, and stop signs on 7th and 8th/Willow; these can be implemented in the normal manner.

It is anticipated that the above work can be completed by the end of August, 1976.

V. RECOMMENDATIONS

The City Engineer and Development Consultant RECOMMEND as follows:

- A. That the transit routes and stops as shown in figures 1 and 2, being drawings numbered ZF 26-1 and ZF 26-2 respectively, and attached as Appendices "A" and "B" to this report, be approved.
- B. That the City Engineer be authorized to implement the necessary parking restrictions, the installation of an actuated signal at the 6th-4th Diversion and the resurfacing of Willow Street, at an estimated cost of \$40,000., using \$20,000. from the 1976 Streets Capital Budget and \$20,000. from the False Creek Streets Budget and initiate a Local Improvement for the remaining works on Willow.

MANAGER'S REPORT, July 23, 1976 (FIRE - 4)

Clause No. 1 Continued

- C. That the Development Consultant in consultation with the City Engineer, Director of Finance, Director of Legal Services and the False Creek Interim Council, continue negotiations with B. C. Hydro to determine frequency of service, subsidy and method of payment to B. C. Hydro, it being understood that the levy per dwelling unit, per liveaboard berth and per 1,000 sq. ft. commercial space will not exceed \$5.00 per month for a period not exceeding 3 years, and it being further understood that the arrangement would be reviewed each year within the 3 year period to determine whether the subsidy could be reduced or discontinued. "

The City Manager RECOMMENDS that the foregoing be approved.

2. Transit Matters - Park 'n' Ride Bus Service during PNE, Marine Drive Service, Stops on Robson Street

The City Engineer reports as follows:-

" I. PARK'N' RIDE BUS SERVICE DURING PNE

In an effort to relieve some of the parking and congestion problems associated with the PNE (August 21st - September 6th, 1976) due to inadequate facilities in the general area, PNE officials have arranged for six buses from B.C. Hydro to operate a special five minute frequency park'n' ride service between the BCIT parking lot in Burnaby, and the exhibition grounds.

This service will operate on Saturdays, Sundays and Labour Day during the exhibition period, i.e., a total of seven days, commencing at 12:00 noon and operating through to 12:00 midnight on each date.

A routing within the Vancouver city boundary (see attached plan #1) has been worked out jointly by B.C. Hydro and your officials. The proposed routing is as follows:-

Inbound: from BCIT via Highway #1, First Avenue, Renfrew, Hastings, Lillooet, and Pender, to terminus on Windermere;

Outbound: from Windermere terminus via Hastings, Cassiar, Highway #1 to BCIT.

At present, First Avenue between Highway #1 exit ramp and Renfrew is not a transit route. Council's approval for First Avenue to be used by transit vehicles is now being sought.

In view of the entrance to Playland and the pedestrian signal at Windermere and Hastings, a bus terminus on the eastside of Windermere Street south of Hastings Street for the BCIT-Exhibition Park'n' Ride service will be appropriate. Council's approval of a bus stop at this location is necessary before the service can use this site as a terminus.

MANAGER'S REPORT, July 23, 1976 (FIRE - 5)

Clause No. 2 Continued

II. MARINE DRIVE SERVICE

On June 29th, it was reported that the #99 Marine Drive Service would be replaced by the #800 Midway Connector on July 23rd, with direct service to Vancouver International Airport via the Arthur Laing Bridge. In recent discussions with B.C. Hydro officials, an expanded routing for this new service has been developed, for implementation on Council's approval. In order to maintain connections with the Richmond, Granville-Victoria, and suburban fastbus services, B.C. Hydro proposes to operate the westbound route via Marine Drive, then north on Hudson Street, east on 71st Avenue, south on Oak Street to Marine Drive, and on to the Arthur Laing Bridge. Eastbound, the route is Arthur Laing Bridge to Marine Drive. (unchanged)

Volumes of transferring passengers will be monitored to determine whether this extended routing is appropriate. All streets and stops have previously been established for transit use; Council approval is required for this new service to use this route.

III. STOPS ON ROBSON STREET

With implementation of the Smithe-Nelson couplet, transit service will be provided on Robson Street eastbound from Granville Street. Stop locations have now been finalized at Granville Street, Richards Street, and Cambie Street, as shown on the attached plan #2. In addition, the westbound near-side bus stop at Hamilton Street will be switched to far-side, and a new stop will be required on Hamilton Street northbound at Robson.

To minimize bus queuing on Nelson Street, B.C. Hydro are proposing to change the layover point of the 933 Lougheed and 980 Barnet Fast Bus routes from Nelson to Helmcken. Authorization is now requested to establish a stop on the southside of Helmcken at Hornby Street if required.

It is RECOMMENDED that:-

- A. First Avenue between Highway #1 exit ramp and Renfrew Street be designated a transit route;
- B. A bus stop be approved on the east side of Windermere south of Hastings;
- C. The extended routing of the Marine Drive Service via Hudson, 71st Avenue and Oak Street be approved;
- D. Bus stops be approved on Robson Street eastbound at Granville, Richards, and Cambie, northbound on Hamilton at Robson, and eastbound on Helmcken at Hornby."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 602

Manager's Report, July 23, 1976 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade August 7, 1976.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

1. a. By Charter Bus (Surrey Bus Service)	\$720
b. Driver Accommodation	25
c. Lunch While Travelling	<u>70</u>
	\$815

or as an alternative:

2. The men would provide their own transportation as has been done in past years with the City providing a subsidy of \$15 each to cover the cost of gasoline - a total cost of \$525.

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and Esprit de Corps of the Band, which for years has provided excellent performances for civic functions. Last year, the Band was unable to attend any out-of-town parades because of other commitments, and I feel it important they gain approval to attend the Penticton Parade this year."

The Comptroller of Budgets advises that if this report is approved the source of funding will be Contingency Reserve.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

RECOMMENDATION

2. Jericho Beach Park - Development Funds

The following report has been received from the Director of Finance.

"The following is an excerpt from the minutes of the last meeting of the Park Board held on Monday, June 28, 1976:

'JERICO BEACH PARK - DEVELOPMENT FUNDS

It was reported that the City Director of Finance has suggested to the Mayor that the Board should immediately request the \$129,310 the City has on hand, for development of Jericho, from the sale of City property in Block 133 at 2nd Avenue and Sasamat Street. The \$129,310 represents 25% or the first of four payments to the City from the buyer of Block 133. The other three payments will be made as follows:

Manager's Report, July 23, 1976 (FINANCE - 2)

Clause #2 continued:

25% - 6 months)
 25% -12 months) - after approval of subdivision plan
 25% -18 months)

Available funds will be utilized to commence landscape works noted below in a manner which would not jeopardize future decisions regarding disposition of the hangars. Work will be carried out as funds are received.

- continued general clean up and rough grading in eastern and southern portion of site (underbrush, debris, fill areas, top soil)
- initial landscape works on lagoon area south of building complex (drainage, grading, planting)
- Initial planting program to delineate major use zones throughout park site
- continued removal of deactivated utilities
- initial development of pedestrian/cyclist system throughout park
- initial development of playing fields
- improvements to existing breakwater structure.

Commissioner DeMoulin suggested that a horseshoe pitch on the eastern portion of the site be included in work to be done.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to immediately turn over the \$129,310 now available to the Park Board so that development work at Jericho can proceed, and further that the City Council be requested to instruct the City Director of Finance to similarly turn over to the Board immediately the balance of funds as soon as available, for further development purposes.

- Carried.'

The purchaser of the property has prepaid the six, twelve, and eighteen month payments and the total funds are now available, in the amount of \$500,742.19.

I would, therefore, recommend that City Council approve the Park Board budget request for development of the Jericho Beach Park in the amount of \$500,742.19, the source of funds to be the proceeds received from the sale of the property."

The City Manager RECOMMENDS approval of the report of the Director of Finance.

3. Harbour Park Site

The Director of Finance has submitted the following report.

"On June 15, 1976 Council approved a motion to submit a Plebiscite to the electors November 17, 1976, asking the voters whether or not they wish to retain the Harbour Park Site at a total cost of \$5,000,000.

The City's total costs related to this site have been accumulated and, subject to some final minor adjustments, are as follows, with the total split between the development site and the park site. Also shown, is the sources of funds.

Cont'd . . .

Clause #3 continued:

	<u>Total</u>	<u>Development Site</u>	<u>Park Site</u>
Original Cost	\$6,421,300	\$4,421,300	\$2,000,000
Interest on Loans	367,520	250,000	117,520
Taxes (distrib. by area)	443,500	108,500	335,000
N.H.B. Lease Costs	158,550	-	158,550
Misc. Costs	37,600	25,500	12,100
Final Demolition	<u>35,000</u>	<u>35,000</u>	<u>-</u>
	<u>\$7,463,470</u>	<u>\$4,840,300</u>	<u>\$2,623,170</u>
<u>Sources of Funds</u>			
Borrowing	\$2,000,000	\$ -	\$2,000,000
Capital Reserve	4,000,000	4,000,000	-
Revenue Surplus	<u>1,463,470</u>	<u>840,300</u>	<u>623,170</u>
	<u>\$7,463,470</u>	<u>\$4,840,300</u>	<u>\$2,623,170</u>

Council originally approved financing of \$4,000,000 from Capital Reserve plus \$2,500,000 from Revenue Surplus, and in addition to this, the voters approved \$2,000,000 towards the Park Site.

On the basis of the above figures, Council can ask the voters if they wish to spend \$4,840,000, approximately, of City funds to make the Development Site a Park. This does not provide any funds for the development of the Park. While awaiting the results of the Plebiscite, the Site would be held as an asset at a cost of \$4,840,000, approximately.

I would RECOMMEND:

- A. That Council approve the sources of funds as indicated, to complete the accounting for the costs, subject to final minor variations to be approved by the Director of Finance.
- B. That approximately \$1,036,000 of the original Council approved allocation of \$2,500,000 from Revenue Surplus, be returned to Revenue Surplus.
- C. That Council allocate, from Contingency Reserve, an amount of \$70,000 for the 1976 National Harbours Board lease payment due September 30, 1976.
- D. That Council make representations to the National Harbours Board to get the lease payment substantially decreased.
- E. That, if the Plebiscite fails, Council seek to obtain market value rather than \$4,840,000, for the Development Site.
- F. That Council approve an appropriation of \$35,000 for final demolition of buildings on the Development Site, the amount being included in the above figures."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

CONSIDERATION

4. Harcourt Development Ltd.

The Director of Legal Services reports as follows:

"A letter has been received from Mr. Peter Allard on behalf of Harcourt Development Ltd. (a copy of the letter is attached).

In short he is requesting a ninety-day extension to continue negotiations. Alternatively he states that if the City is not prepared to grant the extension, the letter is to be taken as thirty days' notice to break off negotiations as provided in the original proposal letter.

Manager's Report, July 23, 1976 (FINANCE - 4)

Clause #4 continued:

Details in the situation are as follows:

On June 14 the developer requested an extension to July 30 to get the agreement signed. On June 15 Council agreed only to an extension to June 30. Council has no obligation to grant the extension requested.

In so far as the thirty days' notice is concerned I have to disagree that that provision is relevant. Negotiations were concluded and an agreement in final form was completed. If they are unable to execute it then, in my view, this is a repudiation or abandonment."

The City Manager submits the foregoing report to Council for CONSIDERATION.

DELEGATION REQUEST THIS DAY: Committee to Save the Entrance to Stanley Park.

RECOMMENDATION

5. City Overage Pension Fund - Annuity Scheme

The Director of Finance reports as follows:

"On December 1, 1954 the City, upon request by the Unions established a plan to provide a temporary pension and an annuity (for 5 years from age 65) to employees who would not have at least ten years of service upon reaching maximum retirement age, and who were not eligible for coverage under the Municipal Superannuation Act. The annuity payments were made at no cost to the City, but were from the employees' monthly contributions with three percent interest credited on the invested money. Subsequent to a change in the eligibility requirements in the Municipal Superannuation Act in 1964 contributions from employees ceased.

Since that time the number of beneficiaries under the scheme has reduced to four. Two former employees are receiving annuity payments and two employees will become eligible during the next eight months. The City has received requests to refund the balance of the employees' 'savings' without penalty. The total amount involved would be \$4,816.53 as at July 31, 1976. The amount available in the fund at the present time is \$4,296.09.

From sale of debentures sold (\$4,000 City of Vancouver 3.75% debentures - maturing 1977 - 1980)	\$3,531.20
Cash on hand	764.89
Funds Available	\$4,296.09
The Comptroller of Budgets advises that the balance can be provided from Contingency Reserve.	520.44
	<u>\$4,816.53</u>

The economic situation has changed since inception of this scheme in that at present, premium savings accounts are paying as high as 8% interest. Furthermore, the purchasing power of the dollar is constantly diminishing. The purpose of the fund, which was to protect the City's employees on retirement, is thus being defeated by payment of low interest on enforced savings. It would therefore be reasonable for the City to enable the beneficiaries to withdraw their contributions.

Cont'd

Clause #5 continued:

I therefore recommend that City Council vary the terms of the Overage Pension Fund Annuity Scheme to enable beneficiaries to elect to withdraw their contributions without penalty and that the City Manager be authorized to approve funding of any deficit created up to a maximum of \$550 from Contingency Reserve.

The Director of Personnel and the Registered Nurses' Association of B. C., of which one beneficiary is a member, concur with this report."

The City Manager RECOMMENDS approval of the above report of the Director of Finance.

CONSIDERATION

6. Funds for Community Recreation Space in Champlain Heights Elementary School

The Director of Finance reports as follows.

"The following request has been received from the Vancouver Board of Parks and Recreation:

'Dear Mr. Mayor and Members of Council:

The following is an excerpt from the minutes of the last meeting of the Board held on June 28, 1976:

..."CHAMPLAIN HEIGHTS ELEMENTARY SCHOOL

It was reported that the School Board requested a decision as to whether or not the Park Board would be proceeding at any time to double the size of the new recreation replacement space that is being planned in alterations to the Champlain Heights Elementary School. The Superintendent agreed to provide approximately \$16,000 from the Board capital funds so that the project could proceed immediately. Park Board funds are needed now to provide boiler room and hallways to serve a future recreation addition.

It was regularly moved and seconded,

RESOLVED: That the Board approve a reallocation of \$16,000 from unallocated capital funds.

- Carried.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to provide an additional \$125,000 of capital funds from the Champlain Heights Areas E & F 'front end' cost fund so that the Board may enter into an agreement with the School Board to plan and build immediately the additional needed recreation space.

- Carried.

Manager's Report, July 23, 1976 (FINANCE - 6)

Clause #6 continued:

It was noted that the \$125,000 will decrease the funds that will be needed to provide recreation space in the proposed major community centre complex contemplated to be built in conjunction with the proposed new high school to serve the proposed new housing areas E & F."..."

This request for \$125,000 to provide 2,500 square feet of additional community recreation space formed part of the Park Board's 1976 Supplementary Capital submission. However, the item was too low on their priority listing to be approved as part of the 1976 Supplementary Capital Budget.

The Park Board have noted that the \$125,000 granted now will decrease the funds that will be needed when the community facilities are built for Areas E & F of Champlain Heights. Logically, 2,500 square feet provided in Champlain Heights Elementary School this year should reduce the square footage needed in the future community centre complex by 2,500 square feet. Given inflation in construction costs between 1976 and the year the community centre is built, this could mean a dollar saving to the City in provision of community recreation space. If the Park Board request is approved it should be on the understanding that the square footage in the community centre planned for Areas E & F will be reduced by 2,500 square feet. Current estimates place the square footage of this facility at 22,000 square feet.

If this request is approved, Council should increase the 1976 Champlain Heights Capital Budget by \$125,000. The source of funds for this would be the Champlain Heights Interim Financing Reserve.

The following is submitted for consideration:

- a) That the 1976 Champlain Heights Capital Budget be increased by \$125,000 so that the Park Board may provide an additional 2,500 square feet of community recreation space in Champlain Heights Elementary School. The source of funds for this is to be the Champlain Heights Interim Financing Reserve.
- b) That the space requirement for the community centre to be provided in the community services complex for Areas E & F of Champlain Heights will be reduced by 2,500 square feet to approximately 19,500 square feet."

The City Manager submits the above report for the CONSIDERATION of Council.

INFORMATION

7. B.C. Pavilion, P.N.E.

The Fire Chief and the Director of Finance submit the following report.

"City Council at its meeting of June 29, 1976 when considering the City Manager's Report dated June 25, 1976 passed the following motion:

'THAT the Fire Chief be requested to meet with the P.N.E. Board as a result of his inspection of the B.C. Pavilion and subsequently appear before Council with a further report.'

The Fire Chief reports as follows:

On Wednesday, July 14, 1976 a meeting was held with P.N.E. President, Alderman Sweeney, P.N.E. Manager, John Rennie, senior P.N.E. staff and myself.

After a discussion in which numerous deficiencies, both in life safety and property protection were identified, a joint inspection of the building was made.

Cont'd . . .

Manager's Report, July 23, 1976 (FINANCE - 7)

Clause #7 continued:

Alternatives for achieving desired fire safety were given and considered. The consensus of those present was -

- (a) The numerous deficiencies that required extensive modifications to meet life safety requirements would require substantial costs and yet would contribute little to improve property protection.
- (b) The installation of a complete sprinkler system would achieve the desired objectives in providing both life safety and property protection. This approach would also satisfy Underwriters by a substantial reduction of risk.

Alderman Sweeney and Mr. Rennie are in agreement with items (a) and (b) and have advised me they will now proceed to obtain sprinkler estimates. Mr. Rennie wishes Council to know his agreement with me requires approval of the P.N.E. Board, and at a later date he will report to Council on this matter.

The Director of Finance reports as follows:

On June 29, Council passed a resolution asking the Director of Finance to report on the feasibility of deleting the B.C. Pavilion from insurance coverage and allowing the PNE to insure it separately, if they so wished.

I have checked with our insurance brokers and they advise me that the underwriters would have no objection to the City deleting the B.C. Pavilion from the City assets being insured.

From the point of view of protecting existing City assets, whether those assets are particularly useful or not (as compared to valuable), it is my opinion that the City should insist on the installation of a full sprinkler system being installed in the building and the building being insured for full replacement value. However, Council is certainly at liberty to delete the insurance coverage on the building.

The above report is submitted for Council's information."

The City Manager submits the foregoing report of the Director of Finance and the Fire Chief for Council's INFORMATION.

RECOMMENDATION

8. Stenographic Position - Comptroller of Accounting

The Director of Finance reports as follows:

"In November, 1974 City Council approved the reorganization of the Comptroller of Accounts Division into two separate Divisions of the Finance Department, Budgets Division and Accounting Division.

The Stenographer position was assigned to the Comptroller of Budgets and Council was advised that Stenographic assistance would be required in the Accounting Division but an attempt would be made to provide this need within the staff complement assigned to the Accounting Division.

The Accounting Division, comprised of 31 staff, has been in operation for approximately 18 months and although every attempt has been made to provide this assistance the Comptroller of Accounting advises that proper stenographic assistance is required at this time. It is anticipated that one position (Clerk Typist II) will not be required with the advent of automated bank reconciliations, which should take place in mid 1977.

This report will recommend that a Clerk Steno position be established immediately in the Comptroller of Accounts Division of the Finance Department and that a Clerk Typist II position be deleted in 1977 when an automated bank reconciliation is established.

Cont'd . . .

Manager's Report, July 23, 1976 (FINANCE - 8)

Clause #8 continued:

The costs and savings are as follows:

	<u>1976</u>	<u>1977</u>	<u>Annual</u>
Salary (1976 - 5 months)	\$ 3,028	\$ 9,744	\$ 9,744
Fringe Benefits	394	1,266	1,266
	<u>\$ 3,422</u>	<u>\$11,010</u>	<u>\$11,010</u>
Less: Salary & Fringe Benefits - Clerk Typist II Position	<u>-</u>	<u>3,785</u>	<u>11,010</u>
*Increased Cost	<u>\$ 3,422</u>	<u>\$ 7,225</u>	<u>-</u>

*Furniture and equipment will be provided from Surplus Stores for the new position until the Clerk Typist II position is vacant except for an additional amount of \$400.00 required to upgrade a manual typewriter to an electric.

A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees Union.

RECOMMENDATIONS

Therefore, the Director of Finance RECOMMENDS that:

- A. One new Clerk Steno II position be established in the Comptroller of Accounting Division of the Finance Department subject to classification by the Director of Personnel Services.
- B. The estimated 1976 cost of \$3,822 be provided from Contingency Reserve.
- C. One Clerk Typist II position in the Comptroller of Accounting Division be deleted when the automated bank reconciliation is established (anticipated mid 1977)."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 604-5
600-601

Manager's Report, July 23, 1976.....(PERSONNEL - 1)

PERSONNEL MATTERS

INFORMATION AND RECOMMENDATION

1. Four-Day Week - Turn Down Traffic Volume

The City Engineer and the Director of Personnel Services report as follows:

'At its meeting of May 18, 1976, Council approved the following recommendation of the City Engineer with respect to altered staff working hours in connection with the Turn Down Traffic Volume project.

"(a) Council approve implementation of a program of changed work hours for City Hall and Health Department employees, subject to the restrictions stated above"

Council also requested the City Manager to report back for Information.

SURVEY OF DEPARTMENTS

Subsequent to Council's approval, the City Manager surveyed the City's Department Heads, asking them to report back to him the extent to which it would be feasible for their Inside and Excluded staffs to work a four-day week for a trial period. The results of this survey were as follows:

<u>Department</u>	<u>Percentage of Staff Who Could Work a 4-Day Week</u>
City Clerk's	8 %
City Manager's Office	67
Engineering	74
Finance	69
Fire	50
Health	80
Law	100
Permits & Licenses	78
Personnel Services	100
Planning	100
Queen Elizabeth Theatre	-
Social Planning	-
TOTAL	<u>75 %</u>

The Outside Boards were also informed of Council's action and are presently considering the extent to which they could participate. The Vancouver Public Library has been experimenting with the four-day week in certain sections for the past 18 months. At present, some 18% of the Library employees are working a four-day week with successful results. The Park Board is actively investigating the possibility of its employees being rescheduled to work a nine-day fortnight. The Superintendent of Parks has reported that about 50 employees in the central office could work a four-day week. The Police Board is also reviewing the extent to which its civilian employees could work a four-day week. No final report has been received, but initial indications are that it would be feasible for only a small proportion of the staff. However, Communications Operators have been working a nine-day fortnight on a trial basis for several months.

RESTRICTIONS

The resolution passed by Council on May 18th was subject to three restrictions which were stated in the City Engineer's report and which are as follows:

(i) No overall increase in cost to the City

Several Department Heads expressed concern that efficiency might suffer in certain areas as a result of the revised work schedule, but could not be certain of this until experience was gained during the trial period.

Cont'd . . .

Manager's Report, July 23, 1976.....(PERSONNEL - 2)

Clause #1 Continued:

The Director of Finance made the following prediction of additional costs in his Department:

"We are of the opinion that in the Accounting Division, particularly in Payroll, additional costs will be incurred. This is based on a knowledge of the flexible hours currently enforced in the Library. The payroll clerks in the Library have indicated that the workload has increased by one third since the introduction of flexible hours and, it should be remembered, that not all of the Library staff are on the system. The Payroll Supervisor reports there is more work for payroll clerks and departmental administrators, in particular with regard to attendance reporting. Staff forms for quits and starts must show the date of the month of commencement or termination, plus hours worked per day. Attendance reports must show the days and corresponding hours where any payroll adjustment is required. (Some of these comments may not fully apply to a four-day work week compared to flexible hours, but there could be severe problems where staff are working a mixture of four and five-day work weeks.)

In the Paymaster's office, it is anticipated that more cheques would be returned by departments due to employee absence (that is when paydays fall on an employee's day off). To comply with City regulations, if a cheque is not distributed directly to the employee, it must be returned to the Paymaster, and we would not entertain a change in this procedure for reasons of audit control.

It is our opinion that the efficiency of the Payroll Branch will suffer as a result of a four-day week for employees with City Hall open five days a week."

However, we are hopeful that these anticipated extra costs will be compensated for by the savings involved in the anticipated improvement in sick leave experience as a result of the four-day week. Such an improvement occurred among the Fire Wardens when they changed to a four-day week in 1975.

- i) Hours of work, holiday adjustments and other working conditions to be acceptable to the unions.

A Letter of Understanding concerning these matters was approved by the V.M.R.E.U. at a special membership meeting on July 14, 1976 and has now been signed by the Director of Personnel Services and the Business Manager of the V.M.R.E.U. A similar Letter is now being considered by the Registered Nurses Association of B.C. and no difficulty is anticipated in gaining their approval.

- ii) All changes to be temporary for the duration of the Turn Down Traffic Volume project (the end of 1977) and cancellable by the City or the Unions before that date, if either party finds the operation of the scheme unacceptable after a suitable trial.

The Letter of Understanding referred to above contains the following statement:

"- - - - The period from August 9, 1976 to December 31, 1976 shall be considered a trial period. At any time subsequent to December 31, 1976 either the City or the V.M.R.E.U. may request in writing that the work schedule revert to that which was in effect prior to August 9, 1976 and such reversion shall occur no later than 30 days after receipt of such request by the other party."

The City Engineer and Director of Personnel Services provide the above report for the INFORMATION of Council and RECOMMEND that the four-day work week be implemented where possible, commencing August 9, 1976.'

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 606

PROPERTY MATTERS

A-9

INFORMATION

1. Offer to Purchase City-owned Lot
N/W Corner of Prior Street & Jackson Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Subsequent to a meeting with a Property & Insurance representative on May 31, 1976, a letter dated April 31, 1976 from Pastor Annie L. Girard to the City Clerk requesting further consideration of her offer to purchase the subject property was referred to the Acting Supervisor of Property & Insurance for preparation of a report to Council.

This unimproved property was the subject of a City Manager's Report, Property Matters, March 5, 1976 (attached) which dealt with an offer from Pastor Girard to purchase the subject property for the sum of \$5,000.00. The Acting Supervisor of Property & Insurance recommended against both the sale and the sum offered for the following reasons:

- (a) The acquisition of the City's lot does not provide the abutting owner with a site of sufficient size under the present zoning and development by-law for a church development.
- (b) The sale of the lot at one-fifth of its market value would be to a private individual as the Church does not own the abutting lot.
- (c) The uses to which the lot would be put as indicated to this office by the prospective purchaser are either a lawn or a parking site which can be accomplished by:
 - (i) a garden permit at \$11.50 per annum.
 - (ii) a lease.
- (d) The estimated market value of the lot is \$25,000.00 and the disposition of the land for such uses to a private individual at a fraction of its worth is unwarranted.

City Council, at its meeting on March 23, 1976, after hearing the delegation by Pastor Girard, resolved:

'THAT the request of Pastor Girard be denied and she be asked to consider entering into an appropriate lease arrangement with the City regarding Lot A, Subdivision 17 and 18, Block 103, D. L. 196, Plan 197, situated on the North-west corner of Prior Street and Jackson Avenue.'

A representative of the Property & Insurance Office met with Pastor Girard on May 31, 1976, to discuss Council's suggestion. Pastor Girard advised that she was not really interested in leasing the property and such a possibility was not pursued. The matter of her desire to purchase the property was discussed further and she was advised that there appeared to be an increase in the market value of land in the district, attributed to the rezoning of the area from RT-2 (Two-family dwelling district) to RT-3 (Two-family dwelling district), and that the current market value of the subject property was estimated at

Clause #1 Continued:

approximately \$40,000.00. Pastor Girard took exception to the suggested increase in market value as she was of the opinion that the City could not raise the price during continued negotiations. She also restated her reason for holding the Church property in her own name as being permanence of tenure for her position as Pastor.

The Acting Supervisor of Property & Insurance maintains the recommendation against sale of the subject property to Pastor Girard for the reasons previously stated and the increase in market value."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for INFORMATION.

DELEGATION REQUEST: Pastor Annie L. Girard

2. DEMOLITION - 3235 Point Grey Road

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
3235 Point Grey Rd. Lot 21 E. ½ & 22, Block 4, D.L. 540	Point Grey Road Water- front Development	Merchant Contractors Ltd.	\$1,285.00	#4189

The City Manager has confirmed the above contract and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

3. SALE OF PROPERTY -
N/S Pender Street between Woodland and Commercial Drives

The Acting Supervisor of Property & Insurance reports as follows:

"The following offer to purchase has been received by the Acting Supervisor of Property & Insurance as a result of the City's call for tenders and is recommended for acceptance, being the highest offer received."

Clause #3 Continued:

Lot 15, Subdivision C, Block 14, D.L. 183, Plan 631
North Side of Pender St., between Woodland and Commercial

<u>NAME</u>	<u>APPROXIMATE SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Prior Development Ltd.	33' X 122'	\$41,700.	Cash	Property is above street level , bulkhead agreement required. Sale subject to monthly tenancy for surface parking.

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received, be accepted and approved under the terms and conditions set down by Council.

4. DEMOLITION OF IMPROVEMENTS - 511 East Georgia Street

The Acting Supervisor of Property & Insurance reports as follows:-

"The subject property, Lot 30, Block 85, D.L. 196, was acquired by Resolution of Council November 14th, 1967, as an advance purchase, future redevelopment project. Senior government funding for such projects was subsequently cancelled. On May 1st, 1973, it was sold to the Provincial Government along with a number of other Strathcona Area properties and was then repurchased on November 5th, 1975, at the request of the Province.

The site has dimensions of 25' X 115' and is improved with a one-storey frame workshop-type building, erected in 1951, with a floor space area of approximately 980 square feet. Zoning is RT-3 (Residential).

Although the structure is in fair condition for its age and type, it is contrary to Zoning and, as it is now vacant, it is considered that the structure should be demolished and the site made available for sale.

It is also understood that the 25' X 7' portion of Georgia Street, abutting the Southerly boundary of the subject is now surplus to the Engineer's road requirements and that he would consider a request that this portion be closed, stopped up, and consolidated with the subject site.

It is therefore,

recommended that the Supervisor of Property & Insurance be authorized to demolish the structure on Lot 30, Block 85, D.L. 196 and following confirmation of the Engineer's requirements and the proposed consolidation of his surplus lands with the subject land, the consolidated parcel be offered for sale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

5. Strathcona Rehabilitation Project -
Lease and Landscaping of an Area on Gore Avenue

The City Engineer and Director of Planning report as follows:

"There is an unusually wide back boulevard (between sidewalk and property line) on the east side of Gore Avenue between Pender Street and Keefer Street. The Strathcona Property Owners' and Tenants' Association (SPOTA) has proposed that this area be landscaped to improve one of the main approaches to the Strathcona Neighbourhood. This proposal was mentioned in the City Manager's report of April 9, 1976, on additions to the Rehabilitation Project but was not formally advanced at that time so that details could be developed.

SPOTA is prepared to undertake the construction and maintenance, using volunteer labour. Parks and Recreation have agreed to provide design and supervision of construction. The Strathcona Rehabilitation Committee supports the proposal and recommends that the provision of materials be an additional shared-cost item under the Strathcona Rehabilitation Project. The Federal and Provincial partners have approved this. The estimated cost of these materials is \$5,000, of which the City's share is \$1,250.

It is proposed that the area involved, as shown on the attached sketch, be leased to SPOTA for a nominal rental of \$1 per year. A similar area south of Keefer Street, abutting McLean Park Housing, is leased to the B.C. Housing Management Commission for a nominal dollar. The Acting Supervisor of Property and Insurance concurs with this rental.

It is unusual for an area of street to be leased to other than the abutting property owner. In this case, therefore, the lease should be subject to SPOTA's first obtaining the consent of the two abutting owners.

SPOTA has been an active and responsible partner in the Rehabilitation program. Nevertheless, a lease to any non-profit society does not have the assured permanence of a lease to an abutting property owner, and we must consider the possibility of the City inheriting this landscaped area at some future time. Council would then have to chose either removing the improvements or assuming their maintenance. With this in mind, the Parks Board will aim at a reasonably low-maintenance design. They estimate the annual cost of maintenance by the City would be \$1,250 to \$1,500 per year (1976 dollars, estimated prior to detailed design).

There is a bronze plaque commemorating the Massey Award won by the City for the Strathcona Rehabilitation Project. The SPOTA Executive favour the proposed landscape area as a location for this plaque. The location seems appropriate although the plaque might have to be moved at some future time if the area were to be developed for street purposes. The mounting will be designed to fit into the landscaping.

A revised estimate of Strathcona project costs, including an allowance for the proposal described in this report, and two other additional items (proposed property acquisition for linear park and administrative costs) is as summarized below:

	<u>Budget</u>	<u>Total Estimated to Complete</u>
	\$	\$
Administration	500,000	300,000
Grant/Loans	2,000,000	651,370
Public Works	2,000,000	2,483,598
Contingency Items	<u>130,000⁽ⁱ⁾</u>	<u>557,000</u>
	4,630,000	3,991,968
Estimated excess of budget over expenditures		638,062

Clause #5 Continued:

- (i) Transfer of \$300,000 to Britannia Urban Renewal Scheme shown as deducted from the contingency category.

It is recommended (noting some possibility of the City inheriting the improvements in the future):

- A. That the area of Gore Avenue indicated on drawing LF7217-A (attached) be closed, stopped up and leased to the Strathcona Property Owners' and Tenants' Association subject to the following:
 - 1. SPOTA to first obtain the consent of the two abutting owners in a form satisfactory to the Director of Legal Services,
 - 2. the lease to be for landscaping as a public space with any construction or excavation being first approved by the City Engineer,
 - 3. the lease area to exclude the existing vehicular crossing. The existing pedestrian accesses to the abutting properties to be maintained,
 - 4. the area to be maintained in a neat and tidy condition,
 - 5. the lease to provide for the City placing the Massey Award Plaque within the leased area,
 - 6. the lease to run for ten years, subject to cancellation by the City on six months notice if required for municipal purposes and a utility easement to be retained over the entire lease area,
 - 7. the annual rental to be one dollar (\$1),
 - 8. the lease agreement to be satisfactory to the Director of Legal Services and the City Engineer;
- B. That the provision of materials for this landscaping be approved as an additional cost-shared item under the Strathcona Rehabilitation Project, with the City's share estimated at \$1,250 coming from Urban Renewal Capital;
- C. That the bronze plaque commemorating the Massey Award be located within the leased area."

The City Manager RECOMMENDS that the above Recommendations of the City Engineer and Director of Planning be approved.

6. Extension of Lease for Parking Purposes:
E/S Fir Street between 6th and 7th Avenues

The Acting Supervisor of Property & Insurance reports as follows:

"The above City-owned property, Lots C,D & E, Block 290, D.L. 526 forms part of the Granville Bridge Right-of-Way and has been leased to Oswald Smith Holdings Ltd. for parking purposes since November 1, 1955.

The lease expired on October 31, 1975, at which time the rent was increased from \$191.00 per month, plus taxes, to \$323.00 per month, plus taxes. The lessee has overheld on a month to month basis.

The lessee has asked for a 5 year extension of the lease and the City Engineer concurs.

The Lot was blacktopped by the lessee at his expense some years ago. It is above grade and the banks, which have never been landscaped, are an eyesore. In addition, the Lot is flanked by a gravel walk which involves the City Engineer in high maintenance costs.

Clause #6 Continued:

The lessee would like the lot landscaped and a concrete sidewalk installed. After negotiation, the following agreement has been reached whereby 50% of the cost of landscaping and sidewalk construction is borne by the lessee and 50% by the City.

USE	Customer and employee parking
TERM	5 years from August 1, 1976
RENT	For the first 2½ years, \$323.00 per month, plus taxes as if levied.
IMPROVEMENTS	<p>Lessee to landscape site as detailed in tender for \$2,765.00, submitted by David Hunter on October 7, 1975.</p> <p>Lessee to request City Engineer to install P.C. concrete sidewalk on east side of Fir Street between 6th & 7th Avenues (estimated cost: \$4000.00).</p> <p>Lessee to pay David Hunter and City Engineer for this work and submit receipted invoices to the Supervisor of Property & Insurance.</p> <p>City to bear 50% of cost of these improvements up to a maximum of \$3,500.00 by way of a deduction from the rent, amortized over 5 years at 9% interest calculated semi-annually (72.38 per month for \$3,500.00).</p>
CANCELLATION	<p>City to have right to cancel lease on six months notice. In this event, the unamortized portion of the City's share of landscaping and sidewalk costs to be paid to the lessee.</p>
RENTAL REVIEW	In 2½ years and to be market rental value billed on the basis of a flat rate plus taxes as if levied, less amortization of City's share of landscape and sidewalk costs.
LIABILITY	<p>Lessee to hold City harmless against damage caused by objects or dust falling off Granville Bridge or ramps.</p> <p>Lessee to carry Public Liability Insurance in an amount satisfactory to the Supervisor of Property & Insurance and to the Director of Legal Services.</p>
REPAIRS	Lessee to keep blacktop in good repair and to maintain landscape area.
RIGHT OF ENTRY	City Engineer to have right to entry at any time for the purpose of repairs to the ramp. No compensation payable to lessee for any disruption caused.
BY-LAWS	Lessee to obey all City By-Laws including obligation to remove snow from sidewalks.

The Acting Supervisor of Property & Insurance is of the opinion that the foregoing proposal is realistic and will result in the improvement of an unsightly area under the ramp.

The Property Endowment Fund Board has examined this proposal in light of an ongoing study for better utilization of bridgehead lands. This particular property is situated directly under the Fir Street ramp and a use other than parking would not be compatible with the location and the ramp supports.

Recommended that this property be leased to Oswald Smith Holdings Ltd. on the above terms and conditions.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Manager's Report, July 23, 1976.....(PROPERTIES - 7)

7. Antoinette Lodge - 535 East Cordova Street
Amendment to Occupancy Criteria and Hiring of Staff

The Acting Supervisor of Property and Insurance reports as follows:-

"Council on October 30, 1973 approved the recommendation of the Standing Committee on Housing and Environment:-

'That City Council endorse the development in the Skid Road area of a further public housing project similar to Oppenheimer Lodge (F.P. 19); development of the proposed project to be on the usual Federal-Provincial-Municipal cost-sharing basis for such projects with the City acquiring land for same.'

Completion of this facility is now scheduled for approximately one month following settlement of the construction labour dispute. The design is for 78 housekeeping units similar to those provided in Oppenheimer Lodge.

Management is the responsibility of the City through the Property and Insurance Division.

It is proposed to operate the Antoinette Lodge in conjunction with the Oppenheimer Lodge under the same manager. Additional staff requirements are for one Assistant Residence Manager and one Building Service Worker I.

The criteria for occupancy, established for Oppenheimer Lodge in March 1973, set a maximum allowable income of \$250.00 per month, for those qualifying for tenancy.

Since 1973 the Mincome allowance has increased to the current level of \$265.00 per month, therefore disqualifying the majority of applicants.

To adjust for this increase and to permit automatic adjustments in the future, and, also, to allow for minor supplementary income, it is proposed to amend the maximum allowable income level at Oppenheimer and Antoinette Lodges to 130% of Mincome.

It is recommended that:-

1. Council authorize the hiring of the following additional staff for Antoinette Lodge:-

one Assistant Residence Manager
 one Building Service Worker I

2. Council authorize amendment of the occupancy criteria for Oppenheimer Lodge and Antoinette Lodge by altering the maximum income level from \$250.00 per month to 130% of Mincome."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property and Insurance be approved and that the matter of additional staff classification be referred to the Director of Personnel Services.

8. Demolition of Vacant Dwelling - 3293 Findlay Street

The Acting Supervisor of Property & Insurance reports as follows:

"The above property, Parcel 1, Block J, D. L. 753, is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, part of which block is under consideration as a family housing site. This property was purchased for consolidation with that portion of the block required for this purpose.

Cont'd . . .

Manager's Report, July 23, 1976.....(PROPERTIES - 8)

Clause #8 Continued:

The dwelling, erected in 1929, is a single-storey frame dwelling containing only 3 rooms. It has been vandalized and is in very poor physical condition. It is estimated that \$8,000.00 would have to be spent on repairs to bring it up to minimum by-law requirements. Because of the poor plan and the limited accommodation this dwelling provides, it is not considered advisable to carry out this work.

It is recommended that Council authorize the demolition of the vacant dwelling at 3293 Findlay Street."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 606

BMANAGER'S REPORTDATE July 19th, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: TEMPORARY CLOSURE OF ALEXANDER STREET
FOR GASTOWN FARMER'S MARKET

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:-

"For the past three years, the Gastown Merchant's Association have received permission to close to vehicular traffic, Alexander Street between Maple Tree Square and Columbia Street, every Sunday, during the summer, for a Farmer's Market.

Many events take place in Gastown each year and this year, with Habitat celebrations, many more were included. In the welter of arrangements for these items, formal application for the Farmer's Market was overlooked, yet the event was implemented on July 4th, 1976. No difficulties have been experienced and a formal application has now been received.

The duration of the market is proposed for every Sunday, from July 4th, 1976 to October 31st, 1976, during the time period 8 a.m. to 8 p.m.

Transit is not affected by this closure and there are no objections to the proposal from a Police or Traffic Engineering standpoint. Further, public acceptance of this market has been most favourable.

It is, therefore, RECOMMENDED:-

That the Gastown Merchant's Association be permitted to close to vehicular traffic, Alexander Street from Maple Tree Square to Columbia Street, each Sunday during the time 8 a.m. to 8 p.m., and for the period of July 4th to October 31st, 1976, for the purpose of holding a Farmer's Market. Such permission to be subject to the following conditions:-

- A. The applicants enter into an arrangement satisfactory to the Director of Legal Services, indemnifying the City against any claim that may arise from holding the activity;
- B. The cost of temporary traffic controls be borne by the applicant;
- C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant;
- D. That licences required by the Department of Permits and Licenses be obtained;
- E. Any food concessions be approved by the City Health Department."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 607

MANAGER'S REPORT

July 23, 1976

TO: Vancouver City Council

SUBJECT: Street Closure in Gastown to Accommodate a Bicycle Race

CLASSIFICATION: CONSIDERATION:

The City Manager submits the following report of the City Engineer:

"In a letter dated July 23, 1976, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 2, 1976 from 12:00 mid-day until 6:00 p.m. to accommodate a bicycle race. The streets requested to be closed are:

Powell Street from Columbia Street to Carrall Street
 Water Street from Carrall Street to Abbott Street
 Abbott Street from Water Street to Cordova Street
 Columbia Street from Cordova Street to Powell Street
 Carrall Street from Cordova Street to Maple Tree Square
 Cordova Street (north side only) from Abbott Street to Columbia Street.

The proposed race is the same as has been held for the last three years and no traffic problems were encountered. Further, the applicant requests that costs for signing and barricading and streetcleaning be borne by the City. The estimated cost for this work is \$1300 (Monday, August 2nd being a statutory holiday, triple time is involved).

Transit will be affected by the street closure, but B. C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to previous years.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Monday, August 2, 1976, from 12:00 mid-day to 6:00 p.m.; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
3. Any food concessions be approved by the City Health Department.
4. The cost of temporary traffic controls be borne by the applicant.

Should Council decide in favor of the applicant's request for free services, it is suggested this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. In this case, Item (2) and (4) of the above would not apply.

The Comptroller of Budgets advises there are sufficient funds in contingency reserve to provide for this cost of City services.

The Police and Engineering departments have repeatedly requested a submission of the formal application so that sufficient time would be available to process it through Council. The submission was finally made at 3:30 on Friday, necessitating another late report. Council may wish to ask the Gastown Merchants to plan their street activities in time to allow for processing."

FOR COUNCIL ACTION SEE PAGE(S) 667

The City Manager submits the matter to Council for CONSIDERATION.

July 26, 1976.

668

TO: VANCOUVER CITY COUNCIL

CLASSIFICATION: Recommendation

SUBJECT: Sale of Property - S/S 18th Avenue West of
Renfrew W/S Howe Between Pacific and Drake Streets

The Acting Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public July 26, 1976.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received."

Lots 12 & 13, Block L, Sec. 44, T.H.S.L. Plan 4395,
Situated S/S of 18th Avenue - West of Renfrew.

<u>Name</u>	<u>Approx. Size</u>	<u>Purchase Price</u>	<u>Terms</u>
Paragon	Lot 12 - 33' x 110'	\$34,750.00	City Terms
Homes Ltd.	Lot 13 - 29' x 110'	\$30,750.00	

Lots 22, 23 & 24, Block 111, D. L. 541
Sit.: W/S Howe St., Between Pacific & Drake Sts.

Cozan Enterprises Ltd.	75' x 120'	\$230,100.00	City Terms
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The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 607

MANAGER'S REPORT

July 7, 1976

TO: Vancouver City Council

SUBJECT: Jericho/Locarno Area
Blocks 129 & 130, D.L. 540

CLASSIFICATION: Recommendation

The City Engineer and the Acting Supervisor of Property & Insurance report as follows:

"City Council on September 16, 1975, approved a recommendation of the Standing Committee on Planning & Development dated August 28, 1975, as follows:

- 'A. That Alternative A, including the following be proceeded with:
- (i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family, thereby providing funds for Jericho Park development, subject to the concurrence of the Parks Board;
 - (ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;
 - (iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat Street to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer.'

The properties included in A (i), above, located in Blocks 129 and 130 have been purchased at various times since 1953 for both park and highway purposes. Excluding the four most easterly lots in Block 130, there remain a total of ten parcels for lease. Four of these are improved with single-family dwellings and one is improved with a two-storey store and apartment building. The balance are vacant.

Further with regard to A (i) above, the Board of Parks and Recreation considered the matter and by letter dated November 19, 1975, advised Council of the results of the Board's meeting of November 17, 1975 resolved as follows:

- '1. That the Board of Parks and Recreation concurs with Alternative A, Clause (i) of the recommendations made by the City Council's Standing Committee on Planning and Development which was approved by Council at its regular meeting of September 16, 1975, amended to read as follows:

'All City-owned lots in Blocks 130 and 129, except the four most easterly lots in Block 130 be disposed of by way of prepaid non-renewable and non-extendable leases containing a clause granting to the City the right to repossess all or any part of the leasehold property required for park or recreation purposes upon giving fair and reasonable notice and paying or giving fair and reasonable compensation to the lessee,

RE: JERICHO/LOCARNO AREA
Blocks 129 & 130, D. L. 540

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such leases to be used for single-family homes and, subject to the said clause, to be for terms not to exceed 50 years; further, the proceeds of such leases to be credited to the Park Board's Jericho Park development fund'...

and

2. That the City proceed to dedicate the said four easterly lots in Block 130 to park land and to arrange with the owners of the other lots in Block 130 to grant the City the right of first refusal in the event of any proposals being made to any such owners for purchase of their lot(s)...

and

3. That the City proceed to stop-up all the street ends north of Hadden Avenue and North-West Marine Drive and dedicate the same to park land...

and

4. That the Board conduct a feasibility study concerning a proposal to reclaim land covered by water lying to the north of the beach north of Blocks 129 and 130 in similar manner to the reclamation of lands at Spanish Banks which have already been carried out.'

The Property & Insurance Office investigated the effect that the foregoing Park Board conditions would have on the conveyance of this property by way of prepaid lease. The result of the investigation was that the conditions proved to be too restrictive and the Acting Supervisor of Property and Insurance, by letter dated June 21, 1976, advised the Parks Board of the following:

- (a) That the term should be increased to 60 years minimum.
- (b) That the inclusion of a cancellation clause was too restrictive.
- (c) Obtaining first refusal options from the remaining privately-owned property would be costly and not necessary.

Item #3 of the Board's letter of November 19, 1975 suggests: "that the City proceed to stop-up all the street ends north of Hadden Avenue and North-West Marine Drive and dedicate the same for park land.

The street ends are presently dedicated and must remain as such, as they contain utilities to high water mark which must be serviced. The City Engineer has no objection to their continued use for parking purposes.

...3

July 7, 1976

RE: JERICHO/LOCARNO AREA
Blocks 129 & 130, C. L. 540

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As can be seen on the attached sketch plan, the east end of Block 129 and the west end of Block 130 are zoned C-1 Commercial. The possible rezoning of all or part of this area back to RS-1 Residential has been investigated and will be the subject of a separate report to Council. It is proposed that the affected City lots be withheld from lease pending determination of the proposed rezoning.

In addition, the City Engineer proposes a slight road realignment at the easterly end of Block 130, however, this realignment only affects the four lots that are to be retained for park purposes. This matter too will be the subject of a separate report to Council.

By letter dated June 30, 1976, the Superintendent of Parks and Recreation has advised that the Parks Board agreed that the revisions proposed by the Acting Supervisor of Property and Insurance should be received, there not being any negative reaction to the changes in terms. He also sees no problem with the street ends remaining dedicated and used for parking as in the past.

In consideration of the foregoing, the City Engineer and the Acting Supervisor of Property and Insurance RECOMMEND that:

1. The City-owned properties in Blocks 129 & 130 not affected by the road realignment and rezoning proposals be disposed of by way of prepaid leases for one period only of 60 years and that the Acting Supervisor of Property and Insurance be authorized to advertise the properties for lease, incorporating the necessary terms and conditions to the satisfaction of the Director of Legal Services.
2. FURTHER, that the net proceeds from the prepaid leases be allocated to the Park Board's Jericho Park development fund.
3. The street ends remain dedicated to permit servicing of utilities and be used for parking purposes as in the past.

The City Manager RECOMMENDS that the foregoing Recommendation of the City Engineer and the Acting Supervisor of Property & Insurance be approved.

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REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

I

JULY 8, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 8, 1976 at approximately 2.00 p.m.

PRESENT: Ald. Bowers, Chairman
Ald. Bird
Ald. Cowie
Ald. Harcourt
Ald. Kennedy

CLERK TO THE COMMITTEE : M. L. Cross

INFORMATION

1(A) Monthly Status of Rezoning Applications.

The Committee considered a memorandum dated June 30, 1976 (on file in the City Clerk's Office) from the Director of Planning forwarding the report on the monthly status of rezoning applications.

With respect to Item 17, the rezoning for Kitsilano Point, the Director of Planning was requested to prepare a time-table that would allow this to be enacted within the current year.

The Committee requested the Director of Planning to come back to the Committee after the Public meetings with a discussion of the issues prior to the applications to rezone a portion of RM-3 and to amend the height of RM-2 Multiple Dwelling Districts going forward to Public Hearing.

RESOLVED:

THAT the monthly status of rezoning applications report as of June 30, 1976 be received, taking account of the discussion this day.

1(B) Status of Processing Development Permit Applications.

Members of the Committee questioned Mr. A. Floyd, Development Permit Group Leader, currently acting for the Zoning Planner, re the current situation regarding a slowdown in the issuance of development permits. Mr. Floyd advised that the staff situation is now improving with nine of the ten approved positions filled. There is extra time involved in the processing through other departments. Citizen involvement causes some delay.

Mr. Spaxman, Director of Planning advised that some difficulties arose when applications were filed for developments in areas currently under study in the Department i.e. Kitsilano Conversion Area.

RESOLVED:

THAT the verbal report on the status of processing development permit applications be received.

Report to Council
Standing Committee of Council
on Planning and Development
July 8, 1976

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2. Development Permit Application #73755 - North Foot of Cambie Street Manatee Charters.

The Committee considered a report of the City Manager dated June 15, 1976 (on file in the City Clerk's Office) in which the Director of Planning advises a development permit application is being processed in the normal manner for 'the installation of a 49-berth marina and permission to place a temporary trailer to be used as an office on the site'. The Department is prepared to approve the application for a limited period not exceeding five years subject to the surfacing of the parking area, provision of landscaping and satisfactory sewage disposal arrangements.

RESOLVED:

THAT the report of the City Manager dated June 15, 1976 be received.

3. Development Permit Application #74301, 2775 Commissioner Street - Columbia Containers.

The Committee considered a report of the City Manager dated June 22, 1976 (on file in the City Clerk's Office) wherein the Director of Planning advises that a development permit application for the erection of a 20' x 40' workshop building is being processed in the normal manner. The Department is prepared to approve the application subject to the Company complying with the landscaping conditions of the previous applications and the exterior finish being compatible to the finish of the silos.

RESOLVED:

THAT the report of the City Manager dated June 22, 1976 be received.

RECOMMENDATION

4. Fairview Slopes - Continuing Community Involvement.

The Committee considered a report of the City Manager dated June 15, 1976 (copy circulated) wherein the Director of Planning recommends that a formal Fairview Slopes Planning Committee be endorsed as the focus for continuing community involvement in planning and development matters in the Fairview Slopes. It is recommended the committee have the same membership as the existing committee.

Members of the Committee agreed that there should be a citizens' committee to be involved with the development of the Fairview Slopes. They should be kept informed of developments and if they wish to hold meetings, City staff and elected officials could be invited to attend. The Committee felt that the citizens' committee should not be a formal committee endorsed by City Council.

RECOMMENDED:

THAT the Fairview Slopes Planning Committee be encouraged to continue informally as the focus for continuing community involvement in planning and development matters in Fairview Slopes.

Report to Council
Standing Committee of Council
on Planning and Development
July 8, 1976.

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5. Chinese Cultural Centre Project

The Committee had before it a report of the City Manager dated June 22, 1976 (copy circulated) which was submitted to the Committee for consideration.

In the report, the Director of Planning summarizes City actions and planning policies affecting the proposed centre and comments on the feasibility and cost of land assembly for the proposed site. For information a position paper on Area 3, False Creek was circulated.

Present for the discussion were the following representatives of the Chinese Cultural Centre:

Dr. S. Wah Leung, Chairman
Mr. J. Wai, Vice-Chairman
Mr. B. Thom, Secretary
Mrs. M. Chan)
Mr. W. Lee) Directors
Mr. G. Mark)

Mr. Thom advised the Committee that discussions have been continuing with all three levels of government. The Cultural Centre representatives are requesting that the City make a commitment for the land for the project. With the aid of a model, he described the various components of the proposed centre.

Members of the Committee agreed that the privately-owned land should not be acquired by the City for the project.

Parking is a major concern of the whole Chinatown area. The Chairman noted that any development permit for the project would be conditional on the provision of parking.

It was suggested that the City-owned lands including the Pender-Keefer Diversion be leased for 60 years at \$1.00 per year with any portion to be used for senior citizens housing not included in the nominal rental but made available on the terms that would normally prevail. The City would receive a share of the retail proportionate to the value of the City land donated.

After discussion, the Committee

RECOMMENDED

- A. THAT the City-owned lands Lots 1-4, Block 14, D.L. 196 and the Pender-Keefer Diversion Road be approved as a site for the proposed Chinese Cultural Centre project, subject to the centre being available to the public generally;
- B. THAT a 2 year option be given to the Chinese Cultural Centre, on the following bases:
 - that portion to be used as the cultural centre to be leased for 60 years at \$1.00 per year nominal rent,
 - an equitable formula to be worked out with respect to the land to be used for commercial purposes,
 - the portion of the land to be used for senior citizens' housing to be cost shared in the normal manner.
- C. THAT the Director of Legal Services and the Supervisor of Property and Insurance report back on appropriate detailed terms of agreement for the proposed lease of the property involved, including any costs arising from the closure of the Pender-Keefer Diversion;

Clause #5 Continued:

- D. THAT the existing Pender-Keefer Diversion Street allowance, be closed when the new South By-pass roadway is completed to Pender Street and the land involved consolidated as part of the proposed Chinese Cultural Centre site;
- E. THAT the False Creek Area 3 position paper forming part of the Manager's report dated June 22, 1976, be received for information, and that City Council encourage the further co-operation of the various concerned parties in the realization of redevelopment and a major recreational park amenity for the area, associated with the Chinese Cultural Centre project.

6. Future Use of Gabriola Mansion

The Committee had before it a report dated June 30, 1976, which the City Manager submitted for consideration. In the Manager's report the Director of Planning outlines two development alternatives as follows:

A. "Concept discussed at Public Hearing"

- i) Deed the southerly 1/2 block to the City of Vancouver. Gabriola Mansion would be preserved and Angus Apartments razed to create a public park (now or at some future date).
- ii) Redevelop the northerly 1/2 block for condominium apartment development in accordance with existing RM-4A zoning.

This would include a transfer of density rights from the southerly 1/2 block.

Implications of this scheme include the following:

- i) The city could in the long run gain a needed public park and full control over the future of historic Gabriola Mansion.

However, at a time when the City is experiencing a shortage in rental accommodation immediate implementation would mean a loss of some 48 units of moderate cost rental accommodation contained in the Angus Apartments building.

- ii) There would be direct costs to the City for renovation and management of Gabriola Mansion (owner's estimate is \$500,000).

B. Current Dominion Construction Co. Proposal

- i) Retain the southerly 1/2 block in private ownership, with both the Gabriola Mansion and the Angus Apartments preserved.

The Gabriola Mansion would be extensively renovated and used as a prestige restaurant.

- ii) Redevelop the northerly 1/2 block. Both high and low rise building forms are being considered.

This involves a rezoning to effect partial transfer of development rights from the southerly 1/2 block.

Clause #6 Continued:

Implications of this scheme include:

- i) There would be no new public park area created.
- ii) There would be no direct cost to the City for renovation or management of either the Gabriola Mansion or the Angus Apartments."

Mr. J. Coates of the Central Area Division stated the purpose of the report was to determine Council's present intention with respect to this site in order that the owners can be advised on what basis rezoning and redevelopment of the site can be proceeded.

Mr. G. Grais, Dominion Construction and Mr. C. Bentall, Architect provided a model of their current concept.

The Heritage Advisory Committee at its meeting of June 28, 1976, endorsed Dominion Construction's concept as an economic measure to ensure the preservation of the mansion as an extremely valuable heritage building.

Members of the Committee felt that the original concept of deeding the southerly $\frac{1}{2}$ block to the City with the owner obtaining transfer of development rights to the northerly $\frac{1}{2}$ block, should stand.

After considerable discussion, the Committee

RECOMMENDED

THAT the following guidelines be approved as a basis for rezoning and redevelopment of the block bounded by Davie, Cardero, Pendrell and Nicola Streets:

- a) The maximum floor space ratio for the block to be 2.2, measured in accordance with the provisions of the West End Official Development Plan;
- b) Density rights above the ultimate development for the Gabriola Mansion on the southerly $\frac{1}{2}$ block to be transferable to the northerly $\frac{1}{2}$ block;
- c) The entire southerly $\frac{1}{2}$ block to be transferred to City ownership;
- d) Commercial use of Gabriola Mansion should be entertained, especially those which minimize traffic generation, provide public access and which are in keeping with the character of the building, e.g. prestige restaurant;
- e) The Angus Apartments to be retained as rental accommodation for the time being, with a review in five years for park purposes.

INFORMATION

7. Central Waterfront Zoning

The Committee considered an Information report of the City Manager dated June 30, 1976 (copy circulated) in which the Director of Planning outlines the proposals for the format and content of the Central Waterfront Zoning.

Clause #7 Continued:

Mr. J. Coates, Central Area Division described the progress of the Department in refining the 24 policies of the Waterfront Advisory Committee in order to obtain the 3rd Reading from the G.V.R.D. for the amendment of the G.V.R.D. plan designation of the waterfront between Cardero and Main Streets from "industrial" to "urban" and to correspondingly amend the City's zoning by-law.

A preliminary Draft Official Development Plan for the Central Waterfront dated July 8, 1976 was distributed at the meeting to Committee members (copy circulated). Mr. Coates advised that the content of the Plan is developing continually as discussions with other parties are held. Members of the Committee suggested that more information should be included in the Plan with respect to movement systems.

Outstanding issues to be resolved are population projections, protection of views and maintenance of the foreshore from extensive filling.

Mr. Coates provided diagrams indicating the following types of views; and the heights of buildings that may be permissible:

- "a) 'gunbarrel' views springing from well back of the waterfront
- b) 'general amenity' views from street ends
- c) 'panoramic' views from selected points on the waterfront."

After discussion, the Committee

RESOLVED

- A. THAT the report of the City Manager dated June 30, 1976 and the Draft Official Development Plan dated July 8, 1976 be received and the Director of Planning be instructed to seek further resolution of the outstanding issues with G.V.R.D. officials and others for report back in August with a firm by-law recommendation.
- B. THAT the Director of Planning, in consultation with the City Engineer, include in the Official Development Plan, more information with respect to movement systems.

The meeting adjourned at approximately 4:15 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 15, 1976

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 15, 1976 at approximately 11:30 a.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari

ABSENT: Alderman Kennedy
Alderman Sweeney

ALSO PRESENT: Mayor Phillips
Alderman Boyce
Alderman Cowie

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Administration of the City of Vancouver

City Council on April 3, 1976, when considering the matter of the Reorganization of the City's Development and Planning Resources, passed the following motion:

"THAT the entire matter of the administration of the City of Vancouver be referred to the Standing Committee on Finance and Administration for full study with progress report to Council, and that all members of Council be urged to attend meetings of the Committee when this matter is discussed."

On July 13, 1976 City Council was advised in a letter dated July 8, 1976 from Mr. L. E. Ryan, City Manager, that he wished to retire from the City's service about mid-March, 1977. The City Council referred this whole matter to the Finance and Administration Committee for consideration and report.

The Committee discussed various forms of City government across the country and agreed that Vancouver has one of the most effective and efficient forms of government in Canada. It was agreed that Council should not go into an extensive analysis and study as the present form of administration has proven to be the most appropriate for a City the size of Vancouver. This feeling was reinforced by a study carried out in Ontario, "Decision Making Process in Ontario's Local Government", which indicates a trend towards central administration in medium-sized cities. It was found a Board or Committee structure resulted in a sharp reduction in overall effectiveness.

The Committee agreed that the present form of administration of the City of Vancouver should be retained and the position of City Manager should be advertised nationally. It was felt that the advertisement should clearly indicate endorsement of the City's present administrative structure. It was suggested that there should be more resource staff available in the Manager's Office but further consideration should be left until the new City Manager position is filled.

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
July 15, 1976

Clause #1 continued:

The Committee discussed the report of the Department Heads to the Management Advisory Committee on results of executive management sessions. The report gave a summary of their concepts and ideas on management environment in the City's service. It was agreed that a program of "In-Camera" meetings with Department Heads should be scheduled over the next few weeks to discuss the report prior to the first interview.

Following further discussion it was

RECOMMENDED

- A. THAT City Council retain the present system of a single City Manager;
- B. THAT the position of City Manager be advertised nationally in the first week of August for response by September 1, 1976, with interviews scheduled to permit the Committee's recommendation to City Council by October 5, 1976,

OR

schedule may be varied in further discussion between the Chairman and the City Manager;

- C. THAT the advertisement indicate a preferred commencement date of January 1, 1977;
- D. THAT the initial screening of applicants be co-ordinated by the City Manager and reported to the Finance and Administration Committee with all Members of Council invited to attend.

FOR COUNCIL ACTION SEE PAGE(S) 609

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 15, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 15, 1976 at approximately 1:00 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari

ABSENT: Alderman Kennedy
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Metropolitan Co-operative Theatre
Society - Grant

On June 22, 1976 City Council referred a Manager's report dated June 18, 1976 (copy circulated) to the Standing Committee on Finance and Administration for consideration and report.

Mr. R. K. Ward of the Theatre reported that the Society, when applying for grants in the past, have always applied the amount received against their previous year's taxes. In 1975 the grant they received specifically stated that it be applied against their 1975 taxes. This created a misunderstanding by the Society as the \$3,500 grant was applied against their 1974 taxes of \$4,970.31 and they failed to apply early in 1976 for a grant to apply against their 1975 taxes.

The Society is requesting that the City grant them \$12,491.44 to cover their total outstanding taxes including 1976, which would bring them up to date so that future grants would be applied against their current taxes.

The Committee felt the Society was not entirely free of some laxness in the matter and therefore should pay half of the outstanding taxes.

Following further discussion it was

RECOMMENDED

THAT Council approve a matching grant to the Metropolitan Co-operative Theatre Society of up to one-half of the outstanding taxes paid by the Society in 1976.

INFORMATION

2. Improvements to Services - Harbour Ferries Marina

The Committee had before it for information a Manager's report dated June 30, 1976 (copy circulated) on Improvements to Services in the Harbour Ferries Marina.

Standing Committee of Council 2
 on Finance and Administration
 July 15, 1976

Clause #2 continued:

Following discussion it was

RESOLVED

THAT the Manager's report dated June 30, 1976 be received for information.

RECOMMENDATION

3. "Poser" and "Reser" Expenditures - 1975

The Committee considered a Manager's report dated May 25, 1976 (copy circulated) on "Poser" and "Reser" Expenditures in 1975.

The Director of Social Planning submits information reports to Council on Departmental expenditures made from his purchase of outside services ("Poser") and his research ("Reser") Accounts on a semi-annual basis. The Director of Social Planning requested permission to report this information annually to the City Manager instead of twice-yearly to Council.

Following discussion it was

RECOMMENDED

- A. THAT the Manager's report dated May 25, 1976 be received for information;
- B. THAT the Director of Social Planning continue to report twice-yearly to City Council on expenditures under his "Poser" and "Reser" Accounts;
- C. THAT the Director of Social Planning report to the Committee on the feasibility of continuing the "Poser" and "Reser" Accounts.

4. 1977-81 Five-Year Plan

The Committee considered a Manager's report dated July 15, 1976 (copy circulated) in which the Chairman of the Finance and Administration Committee, City Manager and Director of Finance reported on submissions from Departments and Boards for the 1977-81 Five-Year Plan to be submitted to the voters in November, 1976. Some Departments and Boards restricted themselves to updating their 1975 plebiscite submissions and, in some cases, revised the figures downward, while other Departments and Boards requested the inclusion of new items. The Committee discussed Table 1 in the Manager's report which indicates a plebiscite comparable to the 1976-80 plebiscite defeated by the voters in 1975 and Table 2 which shows the additional requests of Departments and Boards. The discussion centered on:

(i) Park Board

The Committee agreed to include an additional \$2 million in the Park Board portion of the plebiscite for community recreational facilities in Champlain Heights.

(ii) Library Board

It was noted that the Library Board included funds for two branch libraries. The Library Board stated that their two areas of priority are Cedar Cottage and West Point Grey, however, the Committee felt that the plebiscite should not specify intended locations.

Cont'd . . .

Standing Committee of Council 3
 on Finance and Administration
 July 15, 1976

Clause #4 continued:

(iii) Property Purchase Fund

The Committee agreed that the item "Property Purchase Fund - \$2 Million", should be deleted and an additional \$2 million added to the Engineering Section under "Streets", recognizing the proposed \$10 million contribution for streets to the Basic Capital Program in 1977-81 from the Supplementary Capital Budgets. It was agreed to leave the decision on including information in the plebiscite on the \$10 million allocation to the Review Committee.

(iv) Housing and N.I.P.

The Committee agreed to include \$2 million for housing. The Committee also agreed to add \$1 million to the Neighbourhood Improvement Program to bring the total to \$2.5 million.

(v) Engineering Department

The City Engineer stated that there has been a significant increase in accidents and claims due to cutbacks in the Sidewalk Replacement Program. It was noted that sidewalks in the past were replaced under a Local Improvement Program and it was suggested that the City Engineer report to the Committee on the replacement of sidewalks under Local Improvement procedures, including alternate formulae. The Committee agreed to include Downtown Transportation in the Plan.

(vi) Ballots

The Committee discussed the number of ballots to be used and it was agreed to strongly recommend that there be one ballot with three separate sections:

- A. Parks and Recreation and Library
- B. Engineering and Fire Halls
- C. N.I.P. and Housing.

The Chairman stated he would discuss with the Park Board including the Library submission in the Parks and Recreation ballot. If this was not agreeable to the Park Board the Library submission could be included in the Engineering ballot. The City Engineer was agreeable to this, however, this would have to be reconsidered by Council.

Following further discussion it was

RECOMMENDED

- A. THAT an amount of \$55,500,000 be approved for the 1977-81 Five-Year Plan plebiscite to be put to the voters on November 17, 1976, allocated as follows:

(i) Parks and Recreation \$25,000,000

- Park Acquisition - \$ 3,000,000
- Park Development and Redevelopment - 12,000,000
- Community Recreation Facilities - 8,000,000
- Champlain Heights Community Recreation Facilities - 2,000,000

(ii) Libraries 300,000

- Two Branch Libraries, Books and Equipment.

Cont'd . . .

Standing Committee of Council 4
on Finance and Administration
July 15, 1976

Clause #4 continued:

- (iii) Fire Halls \$2,000,000
 - (iv) Neighbourhood Improvement Program . . . \$2,500,000
 - (v) Housing \$2,000,000
 - Revolving Acquisition and Development Fund - \$1,000,000
 - Housing Incentive Fund - \$1,000,000
 - (vi) Engineering Works \$23,700,000
 - Streets - \$18,700,000 *
 - Street Lighting - 1,860,000
 - Works Communication - 1,220,000
 - Works Undergrounding - 1,020,000
 - Works Refuse Disposal - 900,000
- * Downtown Transportation included
- B. THAT City Council establish policy that, in addition to the plebiscite, there will be basic capital monies allocated from the Supplementary Capital Budgets in the amount of \$8,000,000 for the Street Program and \$2,000,000 for Property Purchase Fund in the years 1977-81.
- C. THAT Council approve the 1977-81 Five-Year Plan being placed on a single ballot with three separate sections as follows:
- (i) Parks and Recreation and Library
 - (ii) Engineering and Fire Halls
 - (iii) Housing and N.I.P.
- D. THAT the City Clerk report to Council on the feasibility of presenting the Five-Year Plan on a single ballot with three separate sections.
- E. THAT the City Engineer report back to the Committee on the replacement of sidewalks being carried out under a Local Improvement Program including alternate formulae.

INFORMATION

5. Five-Year Capital Borrowing Program - Advertising

On July 13, 1976 City Council, when considering advertising for the Five-Year Plan, passed the following motion:

"THAT the City Manager be authorized to appoint a person or firm to do the advertising for the proposed Five-Year Capital Program, in consultation with the Finance and Administration Committee and the Public Relations Consultant."

The City Manager discussed the matter with the Finance and Administration Committee, together with Mr. Bud Elsie, Public Relations Consultant "in-camera". Following discussion it was

RESOLVED

THAT the firm of Intercorp Marketing Ltd. be appointed to carry out advertising for the 1977-81 Five-Year Plan under arrangements authorized by City Council, and further, the Special Review Committee be authorized to deal with the matter of presentation, etc., for report back to the Committee.

Standing Committee of Council 5
on Finance and Administration
July 15, 1976

6. Policy on Matter of Renewal of Grant Applications

Due to time restrictions this matter was deferred to the next meeting.

The meeting adjourned at approximately 3:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 603-4
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IV

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 15, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 15, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Marzari, Chairman
 Alderman Boyce
 Alderman Volrich

ABSENT: Alderman Rankin
 Alderman Sweeney

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1133 West Hastings Street

The Committee had before it for consideration a Manager's Report dated June 29, 1976, in which the Director of Planning reported as follows on Development Permit Application No. 74011, applied for by Mr. Jack Swoboda for Commonwealth Holiday Inns of Canada Ltd.:

"The above noted development permit application has been filed to use a portion of the existing roofed over patio as a lounge.

This development is situated on the north side of Hastings Street in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 650 sq. ft. and a maximum seating capacity of 36 persons.

The lounge would be located on the north side of the Holiday Inn Hotel and would not be completely enclosed. It would be separated from the open plaza on the north of the building by planters. The new lounge area would be located adjacent to the existing lounge in the hotel.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.'

"

The applicant and a representative of the Planning Department appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT Council approve of the establishment of a licensed lounge on a portion of the existing roofed over patio at the Holiday Inn at 1133 West Hastings Street as proposed in Development Permit Application No. 74011.

Report to Council
Standing Committee on Community Services
July 15, 1976

Page 2

2. Pub Vote Results - 3590 West 41st Avenue

Vancouver City Council, at its meeting on May 11, 1976 approved the following recommendation from the Community Services Committee meeting of May 6, 1976:

"THAT the Council instruct the City Clerk to conduct the required pub plebiscite on the application of Mr. G. Richmond for a neighbourhood pub at 3590 West 41st Avenue, on the usual basis for report of results to the Community Services Committee; all costs in connection therewith to be borne by the applicant."

The Committee had before it for consideration the following report, dated July 13, 1976, from the Deputy City Clerk:

" By instruction of the Council a petition-plebiscite was taken in a four-block walking distance of the proposed pub location, being 3590 West 41st Avenue, as shown on the attached map of the plebiscite area. This plebiscite was conducted for the City Clerk by Watts Marketing Research Ltd. generally on the same basis as past pub plebiscites have been conducted, with the exception that modifications were made to compensate for the fact that the firm did not have the availability of the computer and therefore substitute arrangements were made where necessary.

The canvassing of the area and balloting took place in the period June 9 - 14 (inclusive), 1976. During the canvass an information sheet giving details of the proposed pub operation, canvass and vote, was distributed, a copy of which is attached.

The following is the result of this plebiscite:

Yes	269	(26.2%)
No	759	(73.8%)
Rejected	14	
Total	<u>1042</u>	

The petition-plebiscite failed to receive the required 60% as laid down by Council Resolution of February 25, 1975. Out of 1166 ballots issued, 1042 - or 89.4% - were returned.

This was not a secret ballot but rather voters were invited to record their names and addresses with their ballots. A large and detailed map has been prepared plotting the results by block.

The costs of this plebiscite, to be borne by the applicant, are not known at this time. "

The applicant, Mr. G. Richmond, and a number of residents of the area had been advised of the results of the vote.

Following a brief discussion, it was

RECOMMENDED

THAT the report from the Deputy City Clerk, dated July 13, 1976, be received and the application of Mr. G. Richmond to operate a neighbourhood pub at 3590 West 41st Avenue not be approved.

Continued on Page 3. . . .

Report to Council
 Standing Committee on Community Services
 July 15, 1976

Page 3

INFORMATION

3. "Dance Machine" - 887 Seymour Street

Community Services Committee, at its meeting on March 25, 1976, resolved as follows:

"THAT the Police Department and the Downtown Community Resources Board submit monthly reports to the Community Services Committee on the operation of the Dance Machine, that copies of such reports be provided to the operators of the Dance Machine, and that the Community Services Committee review the operation of the Dance Machine in 3 months."

The Committee considered a further report on this establishment at its meeting on May 6, 1976, at which time the management of the Dance Machine refuted parts of the Gastown Team's report which was submitted at that meeting. (For background information, the minute from the May 6, 1976 meeting is attached.)

The Committee had before it for consideration a letter, dated June 9, 1976, from Ms. Pam Sleeth of the Gastown Team of the Vancouver Resources Board, and letters dated July 8 and June 24, 1976 from Mr. A. Savard, manager of the "Dance Machine", the latter two letters each accompanied by a diary of events at the dance hall (copies circulated).

Appearing before the Committee on this matter were Mr. A. Savard, along with one of the club owners, and Mr. Rick Downie, social worker from the Gastown Team.

Mr. Downie complimented the management and staff of the "Dance Machine" for the vast improvement in the operation of the club in the past few weeks and expressed the wish that the management will continue its present standard of good management.

Mr. Savard complained of police harassment and complimentary remarks by police officers to staff of the "Dance Machine" and stated he was seeking improved co-operation from the Police Department.

The Committee pointed out that because of the large number of underage persons and other infractions which had been occurring at the "Dance Machine" earlier this year, the police and Gastown Team had been instructed to watch the premises closely and compile lists of any infractions of the law.

However, the Committee expressed satisfaction with the improved operation and following discussion, it was

RESOLVED

THAT the letters, dated June 9, 1976, from Ms. Pam Sleeth of the Gastown Team, July 8 and June 24, 1976, from Mr. A. Savard, manager of the Dance Machine, be received;

THAT no further police or Gastown Team reports be requested for the time being by the Committee (it being understood that should the situation at the Dance Machine deteriorate, the Committee should be advised);

FURTHER THAT the Chairman of the Community Services Committee write to the Chief Constable forwarding the concerns of the manager of the Dance Machine regarding his complaints of the disturbances and pollution on Seymour Street in the vicinity of the Dance Machine.

Continued on Page 4.

RECOMMENDATION

4. Grandview Youth Recreation Program

The Committee had before it for consideration a Manager's Report dated June 21, 1976 (copy circulated), in which the Director of Social Planning reviewed the history and gave an evaluation of this particular program and recommended as follows:

- a) That Vancouver City Council approve a grant of \$25,597. to the Grandview Youth Recreation Project for the period April 1st, 1976 to March 31st, 1977, to allow the program to continue operating at its present level.
- b) That the grant be paid to the Board of Parks and Recreation which will administer the grant and that only the actual cost of fringe benefits to employees of the Program be charged against the program's budget (approx. 6%).
- c) That payment of the City grant be subject to the conditions that, as in the past funding period, progress reports be prepared quarterly by the program coordinator for distribution to City Council.

The report also contained the following information from the Director of Finance:

"Present City grant policy requires that, generally, a program not be funded by City grant in excess of a maximum of three years. The subject program has been funded by City grant continuously since November 1, 1973 so that, in accordance with City policy, this should be the final year that the program will be funded by City grant.

It is understood that, because the grant will probably not extend beyond March 31, 1977, the Park Board will consider funding the program subsequent to that time. It is suggested that, if the Park Board's intention is to absorb this program within their present level of funding, then the continuation of the program is the prerogative of the Park Board. They should, however, make their intentions known well in advance of the end of the 1976 fiscal year so that it can be assumed as a Park Board program effective January 1, 1977. However, if it is the Park Board's intention to merely apply to City Council for funding in excess of their present recreation program on the assumption that they will only consider it if additional funding is made available, then the Park Board should, prior to the end of the 1976 fiscal year, submit the item by additional separate report to City Council to allow the outside organization to preplan its 1977 program, using the interim period between January 1, 1977 and March 31, 1977 when the grant, if approved, would expire."

Representatives of the Social Planning Department, Parks Board and the Grandview Youth Recreation Program appeared before the Committee on this matter.

It was pointed out by the Social Planning representative, in reviewing the report, that this program is well managed and that 90% of the youth enrolled in the program attend regularly.

The representative of the Parks Board stated the Board feels the program is a good one and that it will be considered for inclusion in the 1977 Parks Board budget.

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

- A. THAT Vancouver City Council approve a grant of \$25,597.00 to the Grandview Youth Recreation Project for the period April 1st, 1976 to March 31st, 1977, to allow the program to continue operating at its present level.
- B. THAT the grant be paid to the Board of Parks and Recreation which will administer the grant and that only the actual cost of fringe benefits to employees of the Program be charged against the program's budget (approx. 6%).
- C. THAT payment of the City grant be subject to the conditions that, as in the past funding period, progress reports be prepared quarterly by the program co-ordinator for distribution to City Council.
- D. THAT the comments of the Director of Finance contained in the Manager's Report dated June 21st, 1976, on the Grandview Youth Recreation Program, be forwarded to the Parks Board.

5. Day Care Centres

The Committee had before it for consideration a Manager's Report dated June 21, 1976 (copy circulated) regarding bonusing of developers to provide day care space and implications of day care centres being an outright use in commercial and multiple density residential zones.

Appearing before the Committee on this matter, to speak to the report, were the Medical Health Officer, a representative of the Zoning Division of the Planning Department, and a representative of the Social Planning Department.

During discussion, the Medical Health Officer advised the Committee that the Community Care Facilities Licensing body has no objections to the proposals contained in the report.

The representative of the Planning Department reviewed the contents of the report for the Committee and during discussion, the Committee noted that because of financial restraints by the Provincial Government, it is unlikely many new day care centres will be planned.

It was also noted by one member of the Committee that despite any covenant signed by a developer to provide day care space, such an agreement would not likely be enforceable, and that if a developer provides day care space and the demand for such a day care centre diminishes, then the space could be used for other purposes by the developer, i.e. there is no way the City could force a developer to operate a day care centre even if he was given an increased floor space ratio or other compensation for providing such day care space.

Clause No. 5 Continued

The statement was made that if such a day care use of space was discontinued, the matter should revert to the City (to the Community Services Committee or the Director of Planning) to determine what alternate social amenity use the space could be put to.

However, it was pointed out the City cannot dictate what the space should be used for, that any regulation or covenant would have to state such space could not be used for a number of specified uses.

It was noted that the proposals for bonusing would require an amendment to the Zoning By-law; hence a public hearing would be required, at which time the City may gain further comments on the matter, and following discussion, it was

RECOMMENDED

THAT the following recommendations of the Director of Planning be approved:

- A. That day care centres remain as a conditional use in all residential and commercial District Schedules, except for the caring of up to five children, which will remain as an outright use in those District Schedules.
- B. That an exclusion of floor space ratio be granted in all other District Schedules for the provision of a day care centre provided that
 - i) the floor area included within any day care centre may be excluded from the floor area measurement, subject to the approval of the Director of Planning providing:
 - a) in no case shall the excluded amount exceed 10% of total building area;
 - b) that the need for a day care centre be established in a particular location satisfactory to the Director of Social Planning.
- C. That the Director of Planning be instructed to apply to amend the floor space ratio section of the following District Schedules by adding the clause contained in B above:

RS-1	RT-3	CRM-2
RS-2	RM-1	CRM-3
RS-3	RM-2	C-1
RS-4	RM-3	C-2
RT-1	RM-3A	C-2B
RT-2	RM-4	C-3A
	RM-4A	C-3
- D. That the Director of Planning be instructed to apply to amend the floor space ratio section of the (C-3A) Commercial District Schedule by providing for the exclusion of and the bonusing for the provision of day care facilities and other public, social and recreational facilities similar to other District Schedules in the Central Area such as the Downtown and West End Districts.

Report to Council
Standing Committee on Community Services
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Page 7

Clause No. 5 Continued

It should be understood that in granting an exclusion and/or a bonus for the provision of such facilities, the owner and the City of Vancouver enter into a "contract" prepared by the Director of Legal Services. This would then be the basis for a covenant under Section 24A of the Land Registry Act.

- E. That the Director of Planning be instructed to proceed direct to a Public Hearing following a report from the Vancouver City Planning Commission.

The meeting adjourned at approximately 4:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 610

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

July 15, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 15, 1976, at 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 1, 2, 3 and part of 4)

ABSENT: Alderman Kennedy

CLERK: J. Thomas

RECOMMENDATIONS:

1. Kitsilano Area Planning Program: West Broadway Plan
Economic Study and Rezoning

On February 10, 1976, when approving in principle the plan policies contained in the West Broadway Plan, Council resolved that the Plan be referred back to the Standing Committee on Planning and Development for detailed discussion at a later date, at which time the following information should be available:

- a) Report from the Director of Planning on the economic feasibility of residential in the area;
- b) Report from the City Engineer on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land;
- c) Report from the Director of Planning outlining alternatives for providing pedestrian interest without necessarily introducing the maximum 50 foot frontage for individual retail outlets.

Before the Committee for consideration was a Manager's Report dated July 8, 1976 (circulated) wherein the Director of Planning reported on (a) and (c) referred to above and submitted recommendations on rezoning West Broadway between Collingwood and Larch Streets from C-2 to C-2C and C-2C1, in order to implement the plan policies adopted in principle by the City Council. These policies were as follows:

1. The role of Broadway West, in the context of both the City and the region, should remain as a district commercial centre;
2. Encourage new development to include a residential component;
3. Rezone existing "excess" commercial land to residential;
4. The zoning of the "core" area of West Broadway should be revised to produce a pedestrian oriented district shopping centre (2700 - 3100 Blocks inclusive);
5. Shops and services catering to the needs of the district residents should be encouraged;
6. The fringe areas of West Broadway are beyond the core of pedestrian oriented activity and some general business and automobile oriented uses should be permitted;
7. Any new use in an existing building will have to meet the parking requirements of the Zoning By-law;

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Clause 1 Cont'd

8. On-street parking should remain as a feature of Broadway at this time;
9. West Broadway merchants should be encouraged to implement an off-street collective parking scheme using commercially zoned land;
10. Dedication of lanes to complete the lane system in the area be required as a condition of new development;
11. Physical changes should enhance the appearance and character of Broadway West.

Reference was made to Plan Policy No. 3 referring to the rezoning of commercial land to residential, which had been previously approved in principle by Council. The Director of Planning, in his report, advised because of the high percentage of residential uses in the blocks at the extremities of the commercial zone area, it had originally been recommended that four half blocks be rezoned from commercial to residential. It had now been determined a zoning schedule could be devised that would conditionally permit entirely residential buildings, thus ensuring the potential for residential development without rezoning these blocks to residential, which would have the effect of making the existing commercial development non-conforming.

The Director of Planning and the Kitsilano Area Planner reviewed the report with the Committee and discussed a number of concerns expressed by members, including:

- Economic feasibility of rental accommodation in maximum use developments and the relationship of costs quoted in the Consultant's study of five commercial/residential building types;
- Parking and the necessity for maintaining a buffer zone between the commercial/parking area and neighbouring residences;
- Applying flexibility in the implementation of the 50' frontage maximum ruling included in the C-2C and C-2C1 zoning for individual businesses.

Mr. R. Orr presented a brief (on file in the City Clerk's Office) agreeing in principle with the objectives of the report before the Committee but expressing concern about parking in the area. Mr. Orr advocated a re-examination of the Parker Report and its innovative approach to parking, with emphasis on underground parking rather than the development of parking on the surface, off the lanes in the core area. Mr. Orr was critical of the feasibility study and felt the examples quoted would have been more meaningful if they had included operating costs and taxes.

Following further discussion it was

RECOMMENDED,

- A. THAT City Council adopt Plan Policies No. 1, 2, 4, 5, 6, 7, 8, 9, 10 and 11 for the West Broadway Plan contained in the report of the City Manager dated January 22, 1976, and that Plan Policy No. 3 be deleted.
- B. THAT the City Engineer and Director of Legal Services be instructed to report to City Council on the possibility of requiring lane dedication as a condition of new development, as recommended by Plan Policy No. 10.

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Clause 1 Cont'd

- C. THAT the City Engineer, when preparing his report on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land on West Broadway, be instructed, as a matter of urgency, to also consider, in conjunction with the Director of Planning, the over-all parking requirements of the area and submit a report to the Committee without delay.

FURTHER THAT the City Engineer and Director of Planning include in their deliberations a study of the brief submitted by Messrs. T. and R. Orr.

- D. THAT the Director of Planning be instructed to apply to rezone West Broadway from C-2 to C-2C and C-2C1 as indicated in Appendix E of the report of the City Manager dated July 8, 1976, and that the application be referred direct to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission.

2. Detailed Design Guidelines: Parking Areas-Downtown District

The Committee had for consideration a Manager's Report dated July 6, 1976, (circulated) in which the Director of Planning referred to Council's action of April 6, 1976, approving in principle detailed design guidelines for parking areas in the downtown as a basis for discussion with the Park Board and owners and lessees of parking lots, for report back to the Committee.

The Director of Planning advised it had been proposed to report back within approximately 60 days; however, initial discussions with Vancouver Parking Association, comprising owners and lessees of parking lots and parking garages, had revealed several areas of concern extending beyond the proposed detailed design guidelines, and the Association had requested a submission deadline extension to September, 1976.

The granting of an extension was questioned and it was felt there had been sufficient time for the Association to present observations on the proposed guidelines, but after discussion, it was

RECOMMENDED,

THAT approval be given to the request of the Vancouver Parking Association for a revised deadline to September 30, 1976, to enable the Association to present a submission on the proposed detailed design guidelines for parking areas in the downtown district.

(Alderman Cowie opposed)

INFORMATION:

3. Development Permit Application No. 74106:
 2025 Commissioner Street

In a Manager's Report dated July 8, 1976, (circulated) details of the City's proposal to utilize a site at 2025 Commissioner Street as a District Works Yard, were submitted by the Director of Planning in compliance with Council's resolution of August 12, 1975, that items concerning Development Permit applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Committee for information.

The Director of Planning advised the proposed development was intended to replace the existing Kaslo/Venables Yard and later on

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for future relief of over-crowding in the Cambie Yard. The site located east of Victoria Drive comprised part of a 7.7 acre parcel acquired by the City in June 1975 and an adjoining parcel to be acquired from the National Harbours Board. The City-owned parcel had been leased to Sterling Shipyards until May 1980, and a lease amendment would be required to release the portion required by the City. The Planning Department had requested all structures and the parking area along Commissioner Street be set back a minimum of ten feet and be landscaped with substantial trees to benefit residential development on Wall Street. The Director of Planning had also requested future plans for the whole site include provision for the public to view waterfront activities.

RESOLVED,

THAT the Manager's Report dated July 8, 1976, be received for information.

4. University Non-Profit Building Society,
 Area 6, Phase 1, False Creek

City Council, at its meeting on June 29, 1976, when considering a letter from the University Non-Profit Building Society, dated June 18, 1976, expressing concern with specific plans for construction and use of the commercial development to be located within False Creek, Area 6, passed the following motion:

"THAT the letter from the University Non-Profit Building Society dated June 18, 1976, be referred to the Planning and Development Committee for consideration of the concerns expressed therein."

The Committee had for consideration a Manager's Report dated July 8, 1976, (circulated) in which the False Creek Development Consultant reported on the issues raised in the Society's letter.

The Society's letter was accompanied by:

- a) a petition signed by members of the households participating in the group's False Creek housing project;
- b) a detailed analysis of the objections and concerns and reasons for the Society's belief that previous commitments and descriptions of the project had been violated;
- c) a copy of a motion passed by the False Creek Interim Residents' Council on June 3, 1976, requesting a review of usage plans by the City in conjunction with the Residents' Council, with a view to placing restrictions on the type of permitted commercial activities in the Caesar's Bridge location before action is taken on lease assignments;
- d) a letter of support from the President of the Creek Village Building Co-operative Association, dated June 9, 1976.

All the foregoing documentation is on file in the City Clerk's Office.

Mr. D. Sutcliffe, False Creek Development Consultant, addressed the Committee on the Manager's Report and commented on the Society's three main concerns:

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- the height and extent of the proposed commercial facilities to be built on the waterfront in front of the group's condominium development;
- the uses to which the commercial facilities will be put;
- and opposition to the proposed, but not yet approved, Gatehouse structure.

The subject commercial facilities comprising in part a two-storey restaurant with a pitch roof had been designed in accordance with the Design Guidelines, conformed to the Area Development Plan and preserved view corridors.

Mr. Sutcliffe emphasized the Development Group, the Co-ordinating architect, and the co-ordinating developer were committed to the principle of creating a socially and economically viable family-oriented community in Area 6 and repeated assurances had been given to the University Non-Profit Building Society that the commercial uses would be fully compatible with a family-oriented residential development. The Gatehouse proposal was intended to improve the relationship between buildings and pedestrian streets in the vicinity and would eventually go to a Public Hearing.

Representatives of the Society and False Creek Interim Residents' Council, Mr. S. Clark Gilmour, Dr. J.T. Skala and Mr. J. Hashimoto, during their summation, referred to a model of the University Non-Profit Building Society housing project to demonstrate the manner in which view corridors had influenced the design. They contended there had been changes in the ground area and disposition of the commercial facilities resulting in the loss of the view corridor and totally blocking the view to the west, changing the environment of the residences already erected.

The Society's representatives further contended there was no guarantee that the commercial development would be confined to businesses suitable for a family-oriented neighbourhood and it was possible a waterfront restaurant with licensed premises would be in operation less than 60 feet, in a direct viewing line from bedrooms in the housing project. Furthermore, problems could be anticipated in servicing the commercial premises for deliveries, garbage collection, etc., because of the unique pedestrian streets in the project.

Mr. Frank Stanzl, the developer, expressed concern that too many compromises on design could endanger the overall concept but advised consideration could be given to an alternative proposal incorporating several small commercial units of 400-500 square feet with residential units above, which could be offered for sale.

During discussions it was noted the final decision would not rest with the Development Group, but with the Development Permit Board and therefore there was a built-in safeguard against an incompatible development.

RESOLVED,

- A. THAT the False Creek Development Consultant be requested to re-examine the proposed commercial facilities to be located in the Caesar's Bridge Commercial Area of False Creek, Area 6, in conjunction with the Director of Planning and representatives of the False Creek Interim Residents' Council and University Non-Profit Building Society.

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- B. THAT the Manager's Report dated July 8, 1976, and the submission of the University Non-Profit Building Society dated June 18, 1976, be received.

RECOMMENDATION:

5. Fairview Slopes: Legal Non-Conforming Uses

The Committee had for consideration a Manager's Report dated July 6, 1976, in which the Director of Planning reported on a further study of the proposed policy relating to existing legal non-conforming uses in Fairview Slopes as instructed by Council on June 1, 1976.

The Director of Planning reported as follows:

"The instruction to re-study this policy stemmed primarily from two objections received:

- (1) A delegation by Mr. Ed Scroggs of Diamond Neon Ltd. at 725 West 7th Avenue who objected to the policy because he stated that as a non-conforming use he would be unable to sell his property for anything else but his non-conforming use, i.e. manufacturing. He also objected because he was not able to add to the building to provide offices.
- (2) Mr. James Holdom of Flack-Holdom Investments Ltd. (re 605 West 8th Avenue) in a letter dated May 20, 1976, stated that his proposed use of the first floor of 605 West 8th Avenue for a wholesale operation should be permitted since the building was originally approved for industrial uses before the CRM-3 zoning came into effect in 1972. (Note: the first floor was approved for warehouse use.)

II FAIRVIEW SLOPES POLICY PLAN

The Fairview Slopes Policy Plan report to Council stated the following with respect to legal non-conforming development in Fairview Slopes:

Legal Non-Conforming Development: Many buildings and land uses which were approved under the previous M-1 (Light Industrial) zoning continue to exist in the Fairview Slopes. In many, if not most cases, the buildings and the uses are incompatible with the existing or proposed development.

The buildings and uses in this category are legal, but non-conforming. This means, generally, that the originally approved lawful use of the premises may be continued indefinitely.

The Fairview Planning Committee has made no recommendation on the future disposition of these buildings. However, there has been and continues to be increasing developer interest in converting these buildings to office use. While many of the buildings may be easily converted to offices, the Planning Department is concerned that the design of the existing building is often incompatible to the surrounding residential buildings, the proposed office use invariably exceeds the maximum percentage guideline for permitted commercial use, and finally that parking provided usually is considerably less than what is required for office use.

Therefore, the Director of Planning believes the following policy should be adopted and added to the Fairview Slopes Policy Plan:

The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is altered to be compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Development Permit Board. Proposals

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to convert only part of a legal non-conforming building should generally be discouraged as this has the effect of extending the life of the remaining incompatible use.

It should be noted that 21% of the current land use in Fairview Slopes is industrial, legal non-conforming development.

III ANALYSIS

The Planning Department has again considered the appropriate handling of these legal non-conforming uses, primarily in light of Council's decision in 1972 to rezone the Fairview Slopes area to commercial-residential (CRM-2 and CRM-3), and Council's June 1 adoption of the majority of the Land Use/Urban Design policies in the Fairview Slopes Policy Plan which reinforced the intended commercial-residential development. Council instructed the Director of Planning to apply for a rezoning to a modified CRM District Schedule. Therefore, from a use point of view it is clear that Council desires the Fairview Slopes area to be primarily residential, with some commercial; industrial use is not compatible. From a building form point of view, Council's adoption of the Land Use/Urban Design policies (which include detailed design criteria for developments) indicates that the industrial buildings erected within the industrial zoning regulations are not the type of building desired for the area.

It should be noted that these legal non-conforming industrial uses are allowed to continue as approved in their original permit. If the non-conforming use is discontinued for ninety days, any future use of those premises must be in conformity with the by-law. No additions or structural alterations (except those required by Statute or by-law) can be made to a non-conforming building without: (a) the approval of the Board of Variance if the non-conformity is in respect of use; or (b) the approval of the Director of Planning if the non-conformity is in respect of regulations only.

The Fairview Planning Committee met on June 8 to reconsider this proposed policy and, after considerable discussion, voted to request that Council adopt the policy as originally proposed because they believed that it would result in a gradual phasing out of these non-compatible industrial uses.

Therefore, the Director of Planning believes the policy on legal non-conforming uses in the Fairview Slopes as originally proposed should be adopted to guide the discretion of the Director of Planning, the Development Permit Board and the Board of Variance. "

The Fairview Area Planner reviewed the report with the Committee.

Mr. James Holdom of Flack-Holdom Investments Ltd., made an oral presentation on behalf of the owners of 605 West 8th Avenue, who were experiencing difficulties in renting or leasing their building because of restrictions on use. The building was worth \$½ million and the owners were paying \$11,000 taxes per year but were only able to get revenue from half the available space.

Following discussion it was

RECOMMENDED,

THAT the following policy relating to existing legal non-conforming uses in Fairview Slopes be adopted for inclusion in the Fairview Slopes Policy Plan:

Policy: The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is, or is altered to be, compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular

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proposed use, to the satisfaction of the
 Director of Planning, the Development Permit
 Board or the Board of Variance as the case may
 be. Proposals to convert only part of a legal
 non-conforming building should generally be
 discouraged as this has the effect of extending
 the life of the remaining incompatible use.

(Alderman Bird opposed)

The meeting adjourned at approximately 6:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 610-611

SPECIAL COMMITTEE OF COUNCIL
RE U.N. CONFERENCE

July 27, 1976

TO: Vancouver City Council

SUBJECT: Disposition of Roof Panels -
Habitat Pavilion

CLASSIFICATION: Recommendation

On June 15, 1976, Council approved the following recommendation of the Standing Committee on Planning and Development:

"THAT the Federal Government be advised the City does not wish to retain the Habitat Pavilion for the summer months and agrees that the provisions of the contract to dismantle the Pavilion on Monday, June 13, 1976, should be carried out.

FURTHER THAT the Federal Government be requested to preserve and store the roof panels for a maximum period up to the end of July, 1976, for a future use which will ensure continued preservation of the roof panels; such use to be negotiated with the Federal Government."

At its meeting on July 26, 1976, the Special Committee of Council re U.N. Conference considered a Manager's report dated July 26, 1976, (circulated) in which the Director of Permits and Licenses reported on a number of proposals for the disposition of the roof panels. Suggestions for possible use were discussed with Mr. Bing Thom, representing Arthur Erickson, architects of the U.N. Habitat Pavilion, a delegation representing Robson Street merchants, Mr. Frank Stanzl, Contractor, Dr. K. Mirhady, Chairman of the Vancouver School Board, a Park Board official and a Downtown Area Planner.

After discussion it was agreed heavy expenditure could not be undertaken by the City and in the absence of a commitment by the Federal Government to assume responsibility beyond July 31, 1976, Mr. Stanzl's proposal to cut the roof panels into sections and return them to the appropriate schools where they had been fabricated, should be accepted. Mr. Stanzl advised he was prepared to dismantle the panels and distribute them at his own expense, however, he was concerned that the warehouse where the panels were presently stored, would not be available after the end of July and temporary storage would have to be found for a period of 5 to 6 weeks. He also expressed concern about the cost of transportation of the panels to temporary storage area.

The Park Board representative indicated the panels could be accommodated temporarily in a hangar at Jericho and following further discussion, it was

RECOMMENDED

- A. THAT Council approve the expenditure of up to \$2,500 from Contingency Reserve funds for the cost of transportation of the U.N. Habitat Pavilion roof panels from storage at Richmond to temporary storage at Jericho.
- B. THAT the Park Board be requested to store the U.N. Habitat Pavilion roof panels in a hangar at Jericho for a temporary period up to September 30, 1976, to enable Mr. F. Stanzl to dismantle the panels and distribute them to the appropriate schools at his expense.
- C. THAT the Director of Social Planning be instructed to select suitable panels for preservation in the City Archives.